



38 Gosport Street

Lymington, Hampshire SO41 9BE

SPENCERS
NEW FOREST





An exceptionally presented Grade II Listed town house offering superb accommodation carefully combining traditional style with contemporary living.

The Property

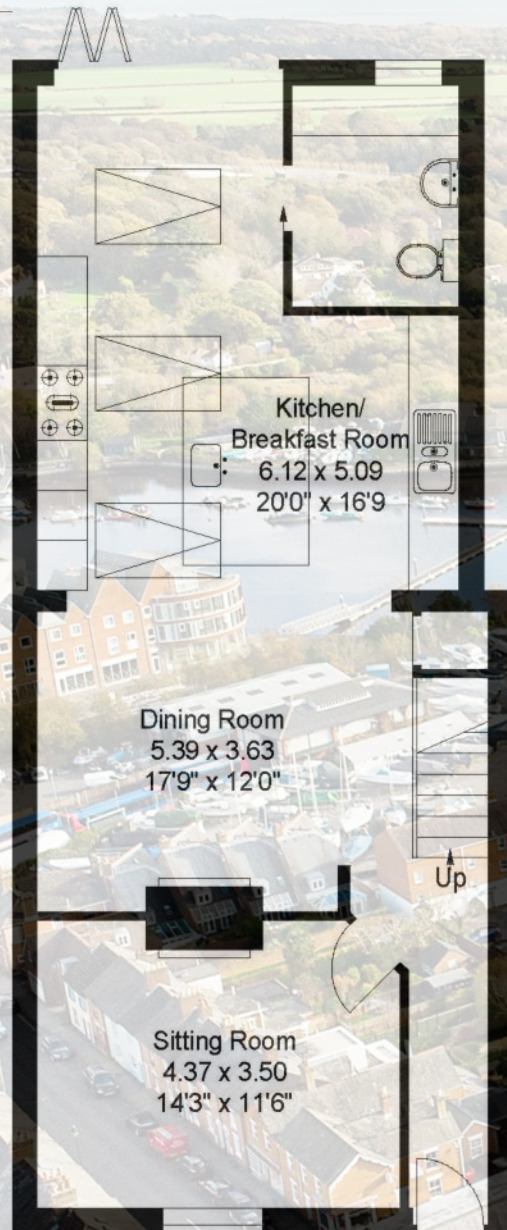
38 Gosport Street is an immaculately presented and extended Grade II listed town house with retained period features which have been renovated to a high standard throughout.

From the hallway there is access into a sitting room with a window to the front and beautiful feature fireplace. To the rear of the house is a stunning extension which incorporates the spacious living and kitchen area with space for dining and enjoying views over the garden. There is a separate utility room with further storage and a WC. The extension is incredibly impressive and is the hub of the house with a vaulted ceiling with three electric Velux windows and bi-fold doors which lead onto the west facing courtyard area and garden beyond. The kitchen has been superbly fitted with an extensive range of wall mounted and floor standing cupboards and drawers. The large central island and kitchen work tops have beautiful marble surfaces and there is an array of integrated appliances including a fridge freezer, Neff double oven and five ring ceramic hob and dishwasher. There is under floor heating throughout the ground floor.

£949,000

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FLOOR PLAN



Ground Floor

Approximate
Gross Internal Floor Area
Total: 139sq.m. or 1496sq.ft.

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NOT TO SCALE



First Floor

38 Gosport Street Garage

Approx. 21.0 sq. metres (225.9 sq. feet)



Second Floor



Located in a prime position just a short walk from Lymington High Street and close to pubs and restaurants.

The Property continued . . .

To the first floor, a landing area links to the impressive family bathroom and main bedroom. The main bedroom covers the whole width of the front of the house with built in wardrobe cupboards to one end. Within the main bedroom there are French doors opening onto a Juliet balcony. The large family bathroom boasts a free-standing roll top bath with a hand shower attachment and a separate large overhead walk-in shower. The bathroom has been beautifully designed in a very classic and traditional style with ceramic wood effect tiled flooring, two Victorian style Burlington basins, chandelier light and a restored period fireplace.



Directions

From our offices proceed East down the high street heading towards the town quay. Follow the road around the sharp left hand bend on to Gosport Street and continue for approx 100 yards and the property can be found immediately on the left.





The property also benefits from off road parking, detached garage with a home office and a west facing private rear garden.

Grounds & Gardens

The rear garden has been beautifully landscaped offering a patio courtyard garden, which is perfect for al fresco dining. From the courtyard garden steps lead to a lawn area with access to the home office, garage and parking. The home office is a great addition to the property and offers a warm, peaceful and light area to work. There is additional parking adjacent to the garage.

The Situation

Gosport Street is a most sought after location walking distance to the High Street and within minutes of the marinas and sailing clubs of the Georgian market town of Lymington. This cosmopolitan town also offers diverse shopping facilities, a picturesque harbour and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.



Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Services

Energy Performance Rating: D Current: 66 Potential: 84

Council Tax Band: D

All Mains Services Connected

Points of interest

Waitrose Lymington	0.8 miles
Lymington Quay	0.7 miles
Priestlands Secondary School	1.4 miles
Lymington Recreation Centre	0.4 miles
Walhampton (Private School)	1.1 miles
Brockenhurst Golf Club	3.8 miles
Brockenhurst Train Station	4.4 miles
Brockenhurst Tertiary College	5.0 miles

Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and



For more information or to arrange a viewing please contact us:

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