



Westbrook Cottage *Lymore Valley, Milford on Sea, Lymington, SO41 0TW*

SPENCERS
COASTAL





A superbly presented and recently extended attached house occupying a glorious position in this highly sought after peaceful location in the highly sought after Lymore Valley.

The Property

This charming attached house has been carefully updated and extended by the current owners to provide comfortable and characterful accommodation in one of the area's most charming rural settings.

The front door has a covered porch and opens to the hallway providing access to the downstairs rooms and staircase to the first floor. There is a impressive farmhouse style kitchen complete with fitted units, a central island and gas fired Aga. The kitchen opens onto a superb vaulted dining room with exposed beams and extensive glazing providing both ample light and a sense of space and character. This room leads through to a charming snug which could also be used as a fourth bedroom, complete with a corner fireplace with potential for a wood burning stove. The main sitting room has a modern wood burning stove and overlooks the garden with French windows providing delightful views and access to the outside. The downstairs shower room with WC completes the ground floor accommodation.

£1,045,000 Guide Price



3



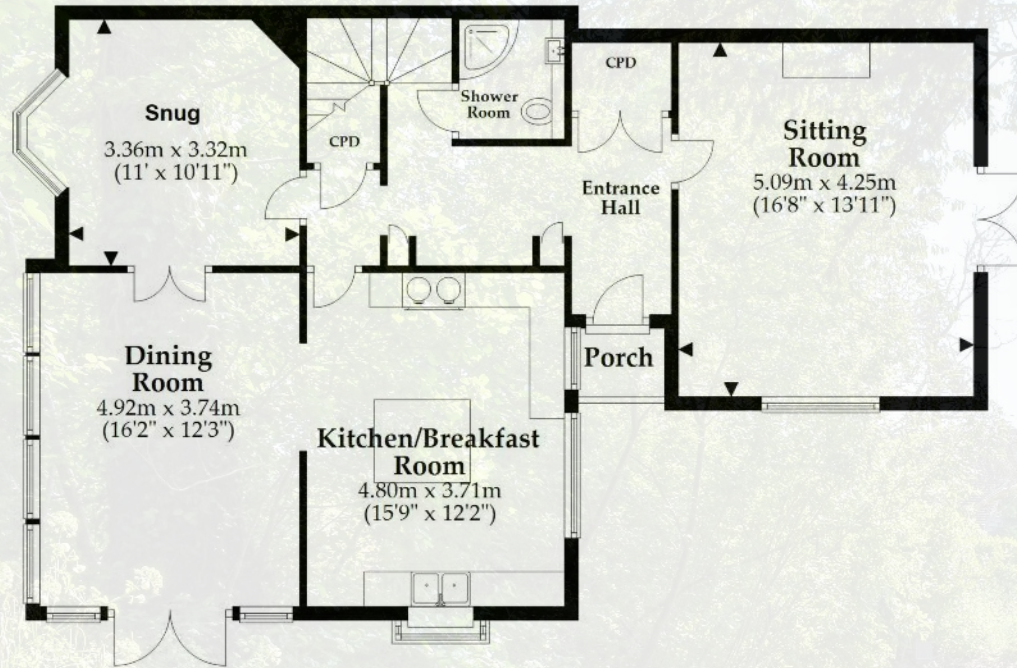
3



2

Ground Floor

Approx. 90.4 sq. metres (972.6 sq. feet)



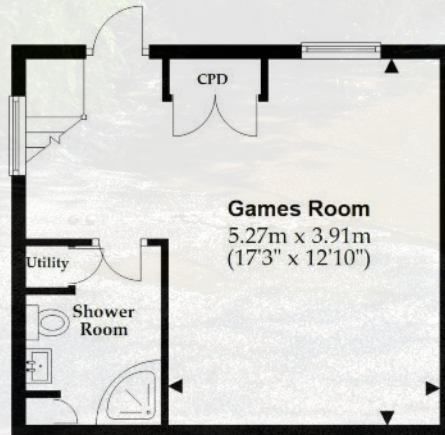
First Floor

Approx. 42.4 sq. metres (456.8 sq. feet)



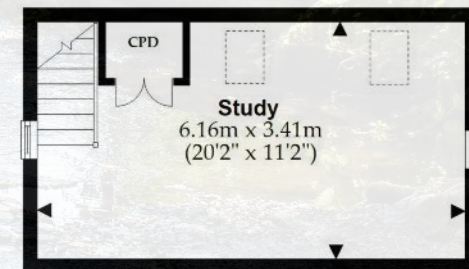
Outbuilding Ground Floor

Approx. 31.4 sq. metres (338.1 sq. feet)



Outbuilding First Floor

Approx. 21.0 sq. metres (226.0 sq. feet)



Total area: approx. 185.2 sq. metres (1993.5 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood





There is also detached ancillary accommodation providing exceptional flexibility as well as extensive parking and grounds extending to just under a quarter of an acre.

The Property continued . . .

On the first floor there are three bedrooms, all with attractive views along with a family bathroom.

Detached from the main house is a further building which provides well finished ancillary accommodation which is fully centrally heated with its own water, electricity and gas supplies. Believed to be a former double garage, this extremely adaptable and practical space currently provides a large ground floor room with extensive cupboard storage and a separate shower room and wc. There are stairs leading to a fully finished first floor room which runs the full length of the building.

Situation

Lymore Valley is an extremely peaceful enclave with very little passing traffic and a genuine rural feel. The leafy lane on which the property sits passes through open countryside while providing access to the nearby village of Keyhaven which is well known locally for its understated coastal charm, sailing clubs and wildlife. There is also an excellent pub. The larger village of Milford on Sea is also close by and offers a wider range of shops, bars and restaurants around its pretty village green as well as a glorious beach. Lymington lies just 3.5 miles away and caters for most daily requirements as well as having a weekly Saturday market and range of sailing clubs and marinas.



Grounds & Gardens

The property is approached through a five bar gate leading to a large gravel turning and parking area. There are extensive gardens extending to just under a quarter of an acre which are level and mostly laid to lawn with areas of mature shrub planting and several trees.

The surrounding area is remarkably peaceful with a rural charm unique to this highly sought after location.

Directions

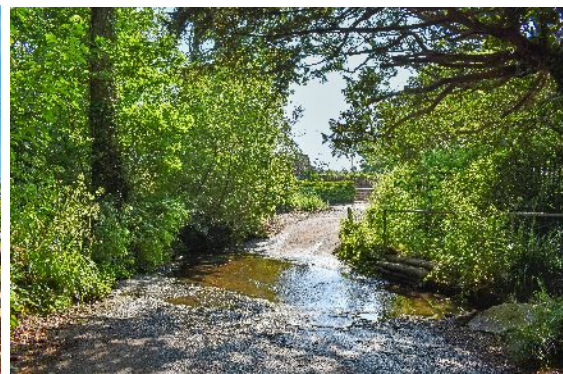
From Lymington, head west on the A337 towards New Milton. On arriving in the village of Everton turn left at the signpost for Milford on Sea and then, almost immediately, turn left again into Lymore Lane. After half a mile, take the turning on the right and follow the road through the shallow ford. The entrance to the property will be found on the right hand side as the road curves to the left.



Property Video

Point your camera at the QR code below to view our professionally produced video.





Lymore Valley is an extremely peaceful enclave with very little passing traffic and a genuine rural feel.

Services

Energy Performance Rating: D Current: 59 Potential: 77
Council Tax Band: E
Private drainage, all other mains services are connected.

Points of interest

Milford on Sea Primary School	0.3 miles
Priestlands Secondary School	1.7 miles
Durlston Court (Private School)	3.2 miles
Brockenhurst Golf Club	4.9 miles
Brockenhurst Train Station	7.7 miles
Brockenhurst Tertiary College	8.0 miles
Chewton Glen Hotel & Spa	4.3 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 we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:
74 High Street, Lymington, SO41 9AL
T: 01590 674 222 E: lymington@spencerscoastal.com

www.spencerscoastal.com