



March Cottage

Main Road, Walhampton, Lymington, SO41 5RE

SPENCERS
NEW FOREST





A substantial detached four bedroom family house constructed by Pennyfarthing set on a magnificent garden plot with far reaching views over surrounding countryside.

The Property

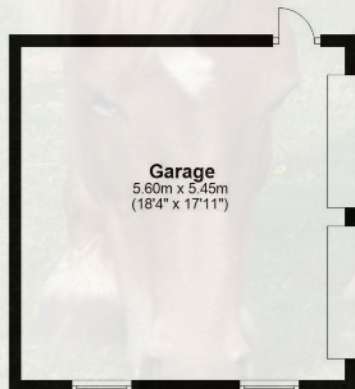
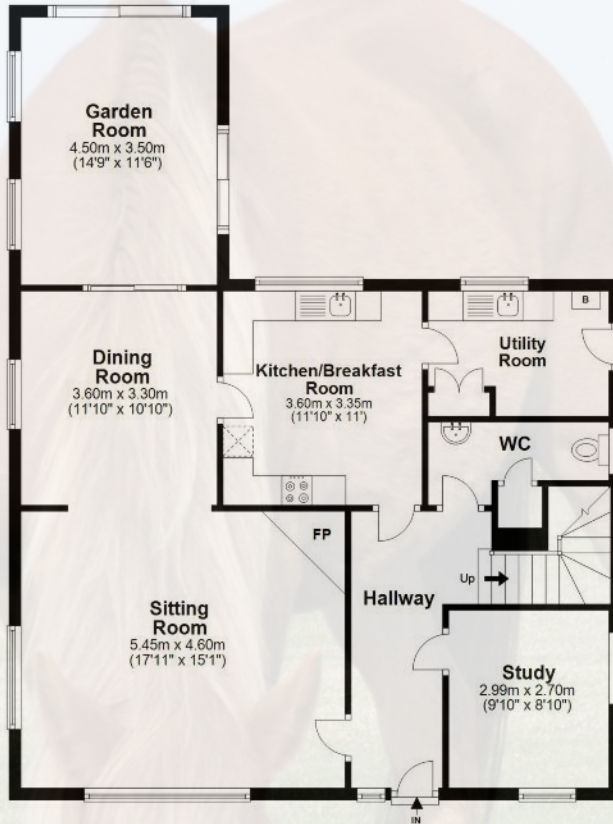
On entering the property there is a spacious hallway with stairs rising to the first floor and doors leading to all main living accommodation. The sitting room is of notable size with lovely views over the considerable frontage. The working wood burner acts as a focal point to the room and offers a warm retreat during those winter months. The sitting room flows through to the dining space with doors opening into the vaulted conservatory which presents all year round use. The kitchen breakfast room offers views over the leafy rear garden and provides access to the useful utility room with independent access to outside. The ground floor also presents a study, cloakroom and an impressive amount of storage.

£975,000

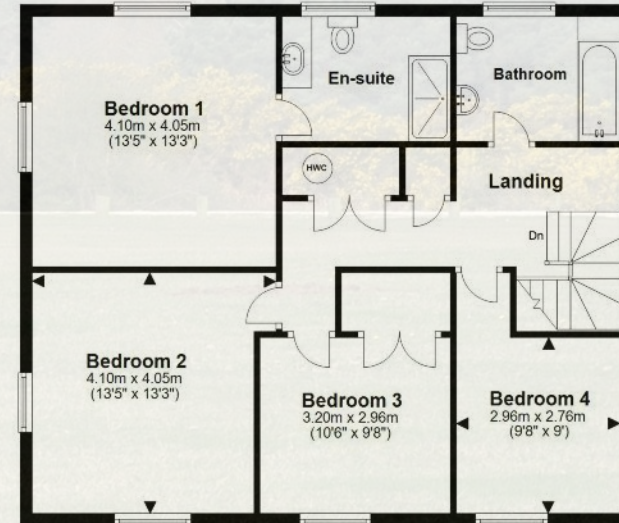


FLOOR PLAN

Ground Floor



First Floor



Approx Gross Internal Areas

House: 180.0 sqm / 1937.5 sqft

Garage: 30.5 sqm / 329.1 sqft

**Total Approx Gross Area:
210.5 sqm / 2266.6 sqft**

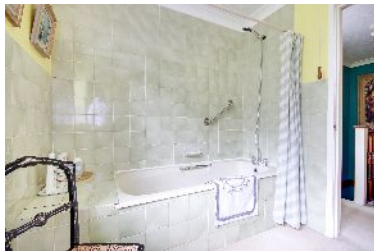


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Of particular note is the gated approach from the road as a long driveway provides the property with a considerable frontage and high degree of privacy.

The Property Continued...

To the first floor there are far reaching views from all rooms. The principal bedroom is a generous size with a spacious ensuite shower room. The three remaining bedrooms are all doubles and are serviced by a family bathroom.



Directions

Turn left down the High Street from our offices in Lymington and bear left onto Gosport Street. Take the second turning at the roundabout towards Beaulieu and go over the Lymington River and go forward on to Walhampton Hill. A little way along this road you will see signs on the right for Walhampton School. After the second sign for Walhampton School, the property is located some distance along on the left hand side.



Grounds & Gardens

The property has a gated and leafy approach and is set well back from the road, screened by mature planting. Lawns run either side of the driveway on the approach to the house and a large turning area leads to the double garage with vaulted part boarded roof. There is access to the rear garden on both sides which leads to a patio. The garden is fully enclosed and is mainly laid to lawn which is surrounded by mature trees and shrubs.



The Situation

The property is close to both South Baddesley Primary School and Walhampton Independent School. Also nearby is Walhampton Golf Club and the two large deep water marinas and sailing clubs, for which the town has gained its status as a world renowned sailing resort. Lymington has a number of independent shops including some designer boutiques 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. Lymington train station is within walking distance and the branch line links to Brockenhurst Railway Station (approx. 5.5miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.



Services

Tenure: Freehold

Council Tax - G

EPC - D Current: 60 Potential: 82

Property Construction: Brick faced elevations and tile roof

Utilities: Mains gas/electric/water

Drainage: Private drainage (septic tank)

Heating: Gas central heating

Broadband: Basic broadband with speeds of up to 21 mbps is available at this property (ofcom)

Mobile signal / coverage: No known issues, please contact your provider for further clarity

Tree Preservation Order (TPO) affecting the property: Yes

Is the property subject to any Easements (rights) in favour of someone else: Yes, neighbour has access over the first part of the driveway

Conservation Area: Yes, Forest South East

Flood Risk: No risk

Parking: Private driveway, garage

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@spencersproperty.co.uk

www.spencersproperty.co.uk