



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

26 Stratford Place

Lymington • SO41 9TL







# 26 Stratford Place

Lymington • SO41 9TL

Ideally positioned within this highly sought after development and within easy walking distance of Lymington High Street, this beautifully presented detached bungalow features is complemented by a newly refurbished kitchen, bathroom and cloakroom. The property further benefits from a south facing garden and the rare convenience of direct access to the garage from the secluded rear garden, offering an exceptional balance of practicality and ease of living.



2



1



£475,000

## Key Features

- Sitting/dining room with box bay window to the front aspect
- Sitting/dining room
- Recently re-fitted shower room
- Conservatory with new "Green Space" roof
- Popular development within easy reach of Lymington High Street
- Recently re-fitted kitchen
- Two double bedrooms
- Recently re-fitted cloakroom
- Good size secluded, low maintenance south facing rear garden with direct pedestrian access into the garage
- EPC Rating: D

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# Description

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This beautifully presented two bedroom detached bungalow is situated within a popular and well regarded development and has been comprehensively refurbished throughout. The property features a newly fitted kitchen with modern appliances and a stylishly refurbished shower room and cloakroom and is within easy reach of Lymington High Street and local amenities. The home is further complemented by a new conservatory "Green Space roof", has new windows throughout and has been redecorated throughout.

Front door leading into the entrance lobby with a useful cloaks cupboard. Part glazed door leading into the sitting/dining room. The sitting room features a large front aspect bay window that fills the space with natural light, with space for dining furniture. There is a brick built feature electric fireplace, and a door leading to the kitchen and inner hallway.

The kitchen has been fully refitted with a comprehensive range of floor and wall-mounted cupboards and drawers, wooden work surfaces, and tiled splashbacks. Inset one and a half bowl single drainer sink with mixer tap and high quality integrated appliances include an electric oven with four ring gas hob and extractor hood and a full height fridge freezer. There is space and plumbing for a washing machine, cupboard housing the gas fired central heating boiler (installed in 2023), new consumer unit and a front aspect window.

The inner hallway houses a full height storage cupboard with shelving for linen storage. Both bedrooms are rear facing and feature fitted wardrobes. Bedroom two includes a glazed door opening into the conservatory, which boasts a new "Green Space" roof, making this a useable room all year round, with windows to all sides, and generous natural light. The conservatory overlooks the mature rear garden and provides access to it via a side door.

The recently refitted shower room is fitted with a large walk-in shower with mixer controls for the handheld shower, with an additional rainfall shower head. Comfort level WC, wash hand basin with vanity storage cupboard under, heated towel rail, and an obscure side aspect window. A separate newly re-fitted cloakroom includes a low level WC, wash hand basin with tiled splashback and obscure window to the

side aspect.

To the front boundary, the property features a low wooden picket fence with gate in keeping with the development. A paved path leads to the front door with exterior lighting, while a side gate provides access to the rear garden. The front garden is paved with attractive mature plants, borders, and shrubs. The rear garden is arranged over three levels and paved for low-maintenance living. It offers ample space for patio furniture and loungers, with various mature shrubs, borders, palm trees, vines and various plants interspersed throughout, providing a high degree of privacy and colour throughout the year. A particular benefit is the direct pedestrian access from the rear garden into the garage, which has power, light, water, and an up-and-over door to the front. Additional outside taps are located at both the front and rear of the property.

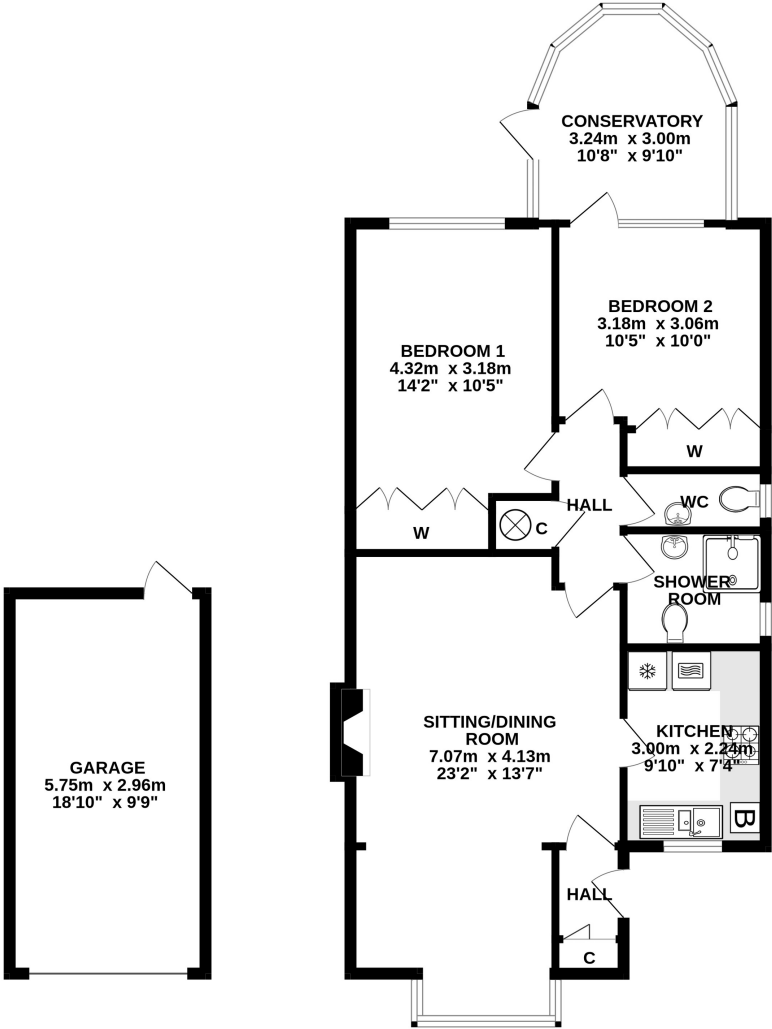
Annual fee for maintenance and upkeep of the communal gardening and parking areas: £600 per year.

The beautiful Georgian market town of Lymington has many independent shops and a picturesque harbour, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes.



# Floor Plan

26 STRATFORD PLACE  
93.7 sq.m. (1009 sq.ft.) approx.



TOTAL FLOOR AREA : 93.7 sq.m. (1009 sq.ft.) approx.  
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For more information or to arrange a viewing please contact  
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[www.fellsgulliver.com](http://www.fellsgulliver.com)

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