



82 Lower Buckland Road

Lymington, SO41 9DW



SPENCERS





Constructed over recent years, an immaculate detached four bedroom, two bathroom family home offers approximately 1800 sq ft of well planned accommodation

The Property

The attractive and spacious entrance hall with cloakroom is where the staircase leads to the first floor landing and also where doors lead to the principal rooms. The sitting room has a large front aspect window and a contemporary panelled feature wall. The study has one internal wall of glazing and another with glazed doors leading to the rear garden. There is a ground floor bedroom suite with large front aspect window and a door to the ensuite shower room with contemporary vanity unit and WC.

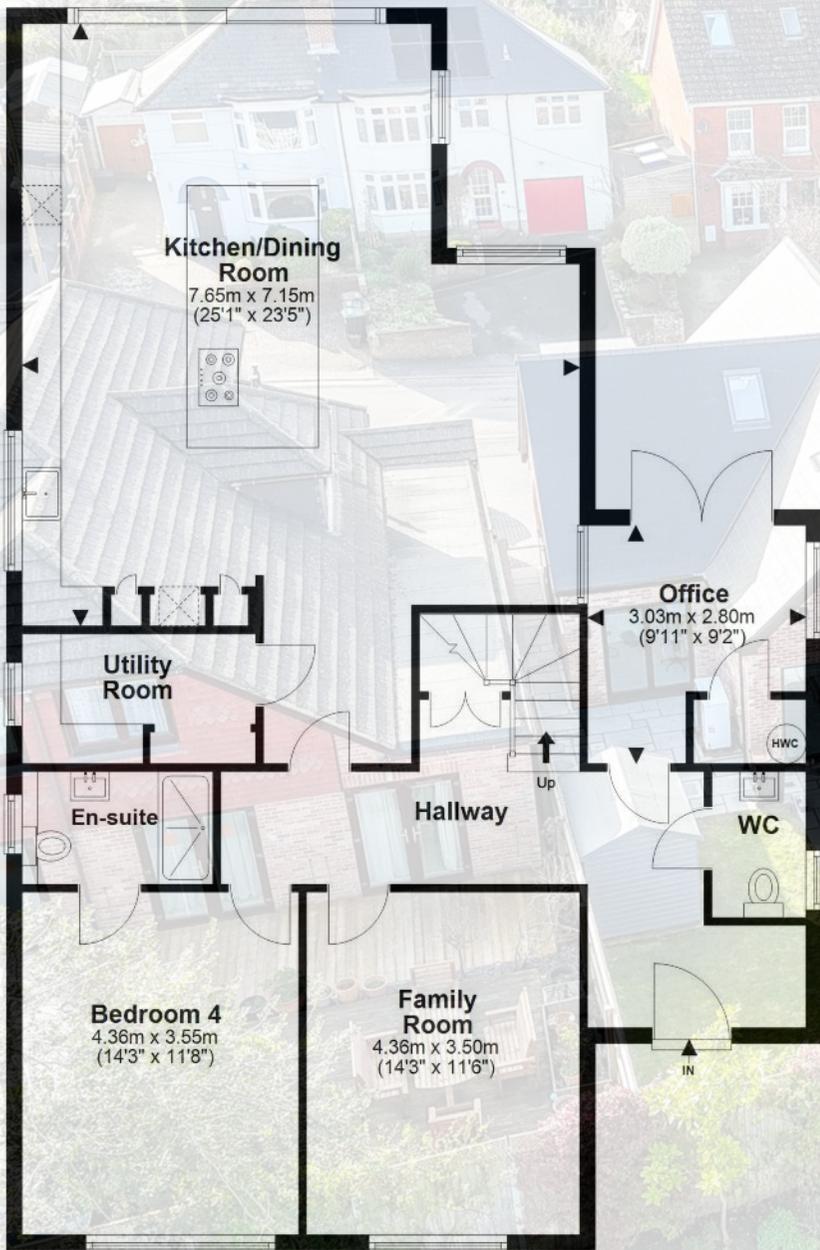
The kitchen is magnificent has been beautifully fitted with numerous cupboards and drawer unit, and ample quartz work surface. There is a large island with ample storage cupboards, again with quartz work surface. There are integrated appliances including dishwasher, combination oven with plate warmer under and further oven and grill, and an induction hob. Being open plan and part vaulted with the dining area creating a wonderful and bright space. There are sliding doors leading to the rear garden, floor to ceiling windows in the vaulted area, creating the perfect modern lifestyle.

£950,000



FLOOR PLAN

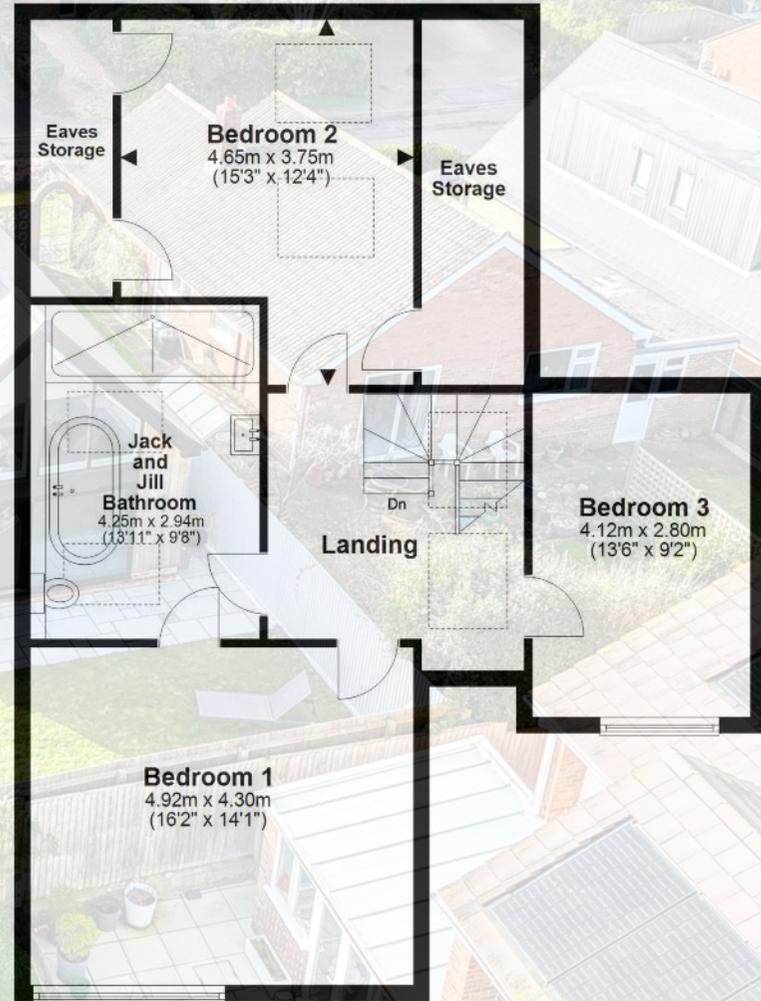
Ground Floor



FLOOR PLAN

Approx Gross Internal Area
206.7 sqm / 2225.1 sqft

First Floor





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This bespoke build benefits from a stunning part vaulted open plan kitchen/family room with bi-fold doors to the secluded rear garden, two further reception rooms. Ample parking to the front on the generous paved driveway

The Property Continued...

To the first floor is a generous landing with doors to the stunning vaulted double bedroom, two further double bedrooms and a Jack and Jill arrangement to the large family bathroom. This room is beautifully appointed with a large "egg-shaped" free standing bath, separate shower with glass screen, vanity unit, heated towel rail and all fully tiled in marble.

Grounds & Gardens

The property is approached via a paved driveway which provides multiple off road parking and leads to the front door and the garage. Surrounding borders are stocked with plants and shrubs, being enclosed by a low level wall with newly planted hedging. To the side there are retaining timbers and a sandstone path continuing into the rear garden creating a large sandstone patio which abuts the bi-fold doors. There is a large area of lawn with plant and shrub borders, all enclosed by timber fencing.



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

Situation

Lymington offers an extensive range of shops from large household names such as M&S Simply Food and Waitrose, to independent boutiques, coffee shops, restaurants, pubs and tea rooms. Saturdays provide a vibrant atmosphere throughout the town as the famous Georgian market attracts many locals and visitors from throughout the forest and beyond. Lymington is the ideal location for those who enjoy water sports with two marinas and sailing clubs with access to The Solent and within a short drive from the New Forest National Park and a range of safe swimming beaches.

Directions

From our offices turn left down the High Street turning left into New Street next to Costa Coffee. Continue to the end of the road and at the T-junction turn left and then almost immediately right into Lower Buckland Road. The house can be found on the right hand side after approximately 500 metre and after the turning on the right into Ellery Grove.



Additional Information

Energy Performance Rating: B Current: 88 Potential: 93

Council Tax Band: G

Tenure: Freehold

Property Construction: Brick construction under a tile roof

Utilities: Mains electricity, water & drainage

Heating: Air source heat pump, underfloor heating to the ground floor as well as the added benefit of air conditioning

Broadband: FFTP - Fibre to the property directly

Parking: Private driveway

Important Information

Spencers 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:

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