



28 Cowley Road

*Lymington, SO41 9JQ*

SPENCERS  
COASTAL





## 28 COWLEY ROAD

LYMINGTON • HAMPSHIRE

*A beautifully appointed and well planned, detached modern property benefiting from light and spacious open plan living accommodation including four double bedroom suites.*

### Ground Floor

Sitting Room • Kitchen / Dining Room • Study • Utility • Cloakroom

Bedroom Four with Shower Room

### First Floor

Bedroom One, Two & Three all with En Suites

### Outbuilding

Studio/Home Office • Shower Room

**£1,095,000**





## The Property

This contemporary home enjoys an array of impressive features. The current owners recently completed work on the rebuild of this carefully thought out and immaculately presented house. They have designed it to be their dream home. The vision was to create a modern, elegant and relaxing home that interacted with its garden to create inside and outside living.

Passing into the light filled front entrance hallway the focal point is provided by the feature staircase and the stunning view throughout the property to the beautiful green garden beyond. Porcelain tiled flooring has been laid throughout part of the ground floor space with under floor heating providing welcoming warmth.

From the hallway doors open into the magnificent open plan kitchen/dining/living space which runs along the entire width of the house and opens onto the stunning patio with sliding aluminium sliding doors. This wonderful open plan living space also benefits from a wood burner which is Stovax defra approved.

This truly is the hub of the house and ideal for entertaining. There are clean lines throughout the contemporary

kitchen and it has been thoughtfully designed to include ample storage space as well as high specification Neff appliances including integrated fridge/freezer, dishwasher, twin ovens and combination microwave and induction hob. The worktops are Quartz and with the addition of a large central island this is an ideal place to both cook and entertain. There is a separate utility room with ample storage space, plumbing and space for a washing machine and tumble dryer. At the front of the property there is a beautifully designed double bedroom guest suite. A study/snug room completes the ground floor accommodation.

The first floor accommodation comprises three spacious double bedrooms all benefiting from beautiful ensuite shower/bathrooms. The principal bedroom suite has a "wow" factor provided by the vaulted ceiling and balcony with far reaching views of the garden and meadows beyond. The second bedroom also with vaulted ceiling is located at the front of the property. There is a further generous double bedroom which completes the first floor accommodation.



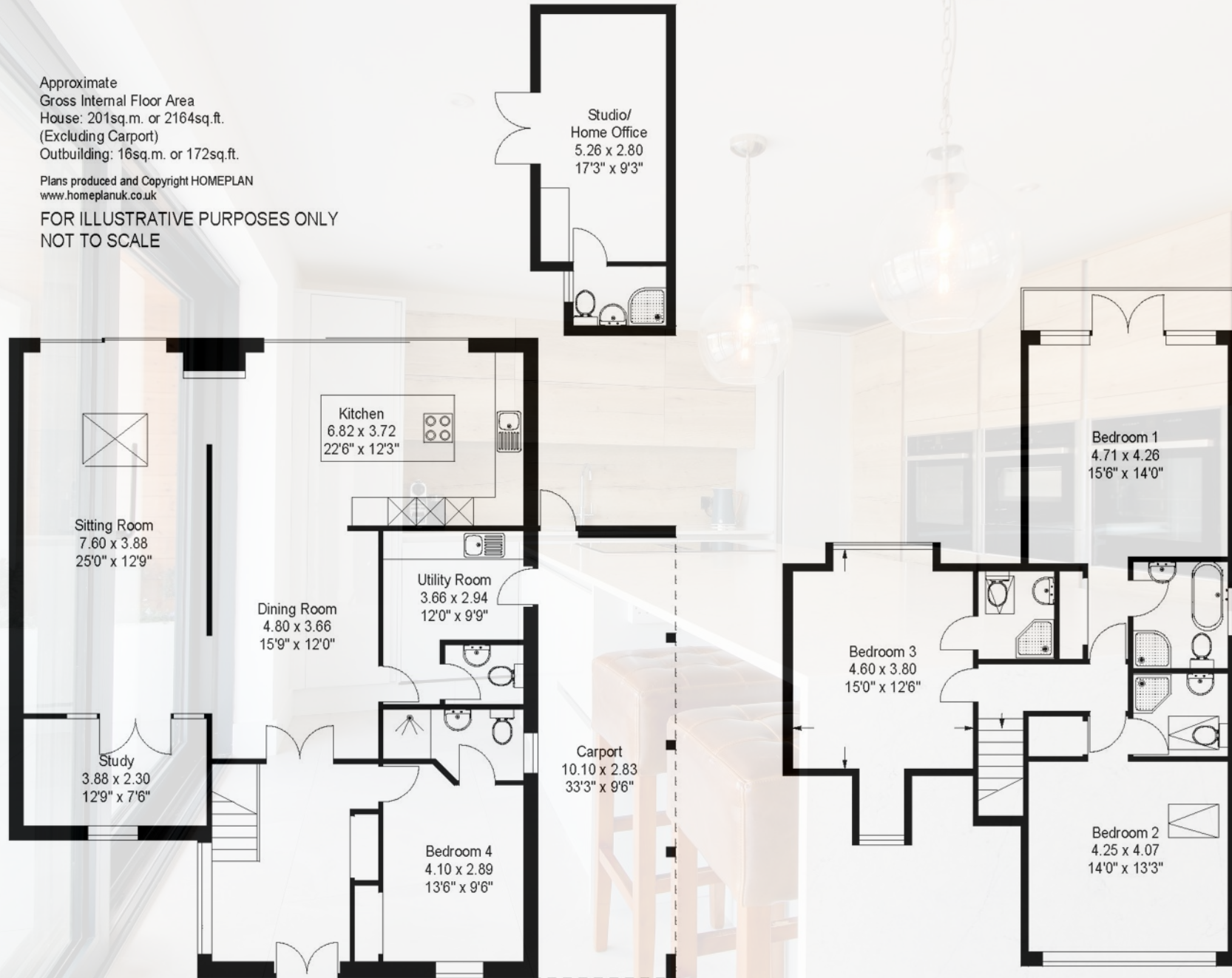


# FLOOR PLAN

Approximate  
Gross Internal Floor Area  
House: 201sq.m. or 2164sq.ft.  
(Excluding Carport)  
Outbuilding: 16sq.m. or 172sq.ft.

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NOT TO SCALE











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*A most attractive garden with a rural outlook and benefitting from a garden home office, ample parking and an attached car port.*

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## Grounds & Gardens

The house is approached via a generous gravel drive providing parking for several cars. There is a lawn area of garden to the front and a useful carport to the side of the property.

The main garden lies to the rear and is designed to be a low maintenance yet beautifully presented space in which to relax and entertain. There are far reaching views over the rolling meadow and an impressive garden home office and a covered terrace with outside lighting providing the ideal evening spot to watch the sun go down.

## The Situation

The property is located on the north west side of Lymington overlooking farm land. Whilst the property enjoys a rural setting, Lymington High Street is only one mile from the property which is famed for its Saturday market, river, marinas and yacht clubs, offers a diverse range of shops, educational and leisure amenities. A little over three miles due north is the similarly popular New Forest village of Brockenhurst that offers a tertiary college, village shops, a popular golf club and mainline rail station with direct connections to London Waterloo (journey time approximately 90 minutes).



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

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## Services

Energy Performance Rating: C Current: 74 Potential: 81

Council Tax Band: D

All mains services are connected



## Directions

From our offices in Lymington continue up the High Street and at the one way system keeping turn right passing Waitrose on your left. Following the signs towards Brockenhurst and Lyndhurst. Go straight across at the traffic lights and then after 300 yards take the first exit at the roundabout into Alexandra Road. At the end of the road, turn right into Cowley Road where number 28 will be found half way up on the right hand side.

## Important Notice

Spencers of Lymington 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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