



8 Middle Road

Lymington, SO41 9HF

SPENCERS
NEW FOREST





An attractive three bedroom end of terrace Victorian character cottage with a lovely lawned garden.

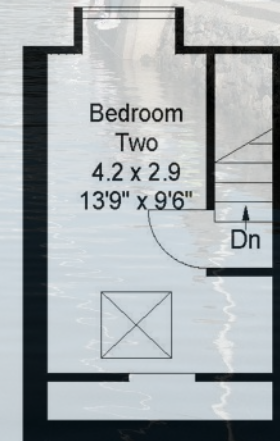
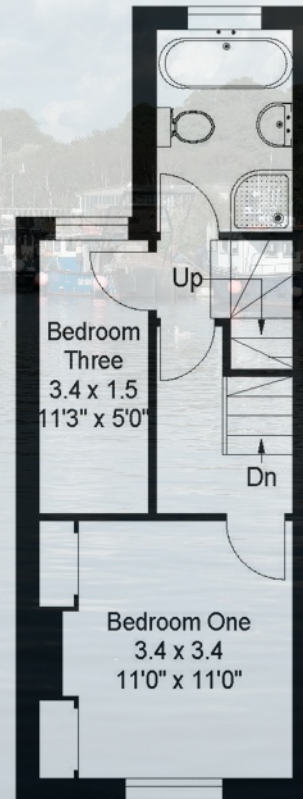
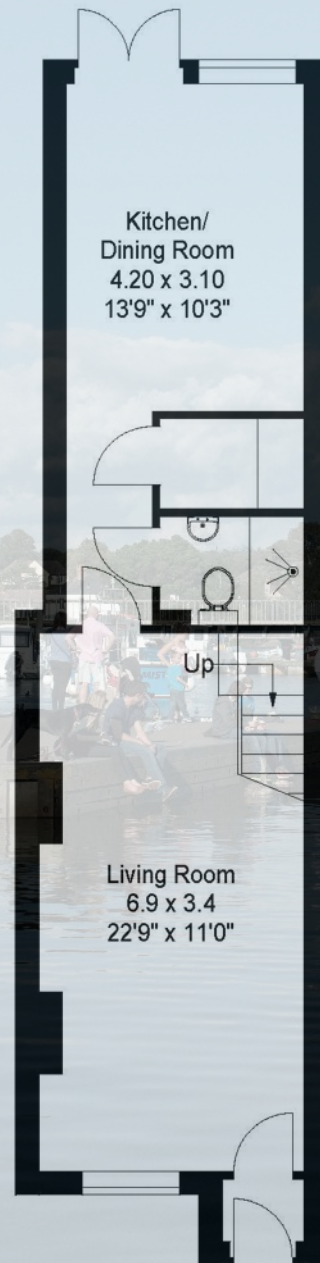
The Property

This character cottage is a charming late Victorian pastel coloured property which has been extended to the side and rear as well as into the loft. The small entrance hall opens into a spacious double reception room with wood burner, modern window with wooden shutters, painted wood floors and space for twin sofas. The kitchen /dining room flows from the sitting room with glass doors to the garden and high glass ceilings. This light and bright room benefits from a glass side return and provides the perfect space for relaxing and entertaining with plenty of space for a dining table. The bespoke kitchen has a range of fitted units, stone work surfaces with a free standing fridge freezer, integrated dish washer and gas hob with extractor over, oven and microwave. Additionally there is a utility room with a wall mounted boiler, plumbing for washing machine and dryer. Adjacent to the utility is a ground floor shower room with WC and basin.

£550,000



FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 84sq.m. or 907sq.ft.

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The loft has been converted to offer an attractive double bedroom with twin aspect.

The Property continued . . .

Rising the stairs to the good sized landing with the lovely primary bedroom at the front with fitted wardrobes and wooden shutters. The smallest bedroom is adjacent with views to the rear garden. The family bathroom is at the end of the landing with a shower and separate roll top bath, half tiled walls and a contemporary wooden floor. Stairs rise again to the top floor and a twin aspect double bedroom with lovely views.



The Situation

Middle Road forms part of an attractive and increasingly popular enclave of peaceful residential roads that are conveniently positioned for both Waitrose and the High Street which offers a range of boutiques and larger shops as well as historic pubs, restaurants and cafes. Lymington is a thriving market town with an abundance of green space and world renowned sailing opportunities from the deep water marinas and yacht clubs. The town is surrounded by the open spaces of The New Forest which provides almost limitless walks and cycle rides. There is a railway station in the town offering services to London Waterloo via Brockenhurst and a ferry to Yarmouth on the Isle of Wight.



Positioned within an easy walk of Lymington High Street, Waitrose, town quay, marinas, sailing clubs as well as the famous salt-water swimming baths, restaurants and coastal walks.

Grounds & Gardens

The rear garden has a large patio area, perfect for garden furniture and alfresco dining. There is a lovely lawn with flower and shrub border. At the end of the garden is a very useful spacious garden/storage shed which is perfect for bikes, or garden furniture. There is a private rear gate at the end of the garden which leads on to Eastern Road perfect for allowing bikes, furniture, or access for dog walks.

Directions

From our offices on the High Street, turn right and head to the top of the high street bearing right in the one way system. Pass the entrance to Waitrose on the left and as you move onto Southampton Road, take the first turning on the left onto Eastern Road. Follow the road around the right hand bend and turn first left into Middle Road. The property can be found almost immediately on the right hand side.



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

Services

Energy Performance Rating: D Current: 64 Potential: 81

Council Tax Band: C

All mains services connected

Points of interest

Waitrose Lymington	0.6 miles
Lymington Quay	1.2 miles
Priestlands Secondary School	0.9 miles
Walhampton (Private School)	1.5 miles
Royal Lymington Yacht Club	1.5 miles
Brockenhurst Train Station	4.6 miles
Brockenhurst Tertiary College	4.9 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:
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