



Woodbury

Viney Road, Lymington, SO41 8FF



SPENCERS





WOODBURY

VINEY ROAD • LYMINGTON

Occupying a highly sought after semi-rural location on the south side of Lyminster this perfectly positioned and beautifully presented property also has 'planning permission to build an exceptional 5 bedroom house, home office/gym and garage of approximately 4,500 sq ft on a delightful level garden extending to 0.41 acres.' The house enjoys easy access to both Lyminster, rural walks and spectacular views across open countryside towards the Solent and the Isle of Wight.

Ground Floor

Kitchen / Dining Room • Sitting Room • Dining Room • Cloakroom • Garage • Boiler Room • Storage

First Floor

Four Bedrooms • Family Bathroom

Grounds & Gardens

Enclosed 24 sqm Garden Bar and Dining Area • Garden extending to 0.41 acres

£1,895,000



4



2



1



The Property

The house is set well back from this quiet leafy lane and is approached over a long private drive which leads to a turning and parking area adjacent to the house and garage. The interior has been significantly enhanced in recent years and now provides beautifully presented accommodation over two floors

There is a large enclosed glazed porch which leads to the front door. The entrance hall is a bright, open space with stairs rising to the first floor and doors to the sitting room and kitchen / breakfast room.

The sitting room runs the full length of the house and features a gas flame-effect fire place and large sliding doors opening onto the garden. The kitchen / breakfast room also overlooks the garden and has a range of contemporary fitted units with integrated appliances as well as room for a breakfast table and a back door to the garden. Reached via the kitchen is the dining room which overlooks the front garden.

Upstairs there is a central landing which provides access to the four double bedrooms all of which enjoy delightful views either over the garden or open fields to the front of the property. Three

of the bedrooms have extensive built in wardrobes and there is also a family bathroom and separate wc.

Planning Permission

There is currently planning permission in place for an incoming purchaser to replace the existing house with a superb 3,500 square foot home complete with garage and separate office / gym with wc. The current owners have carried out significant research into building the proposed house and would be open to completing the property on behalf of the new purchasers. Details of the planning permission are available from the agent.

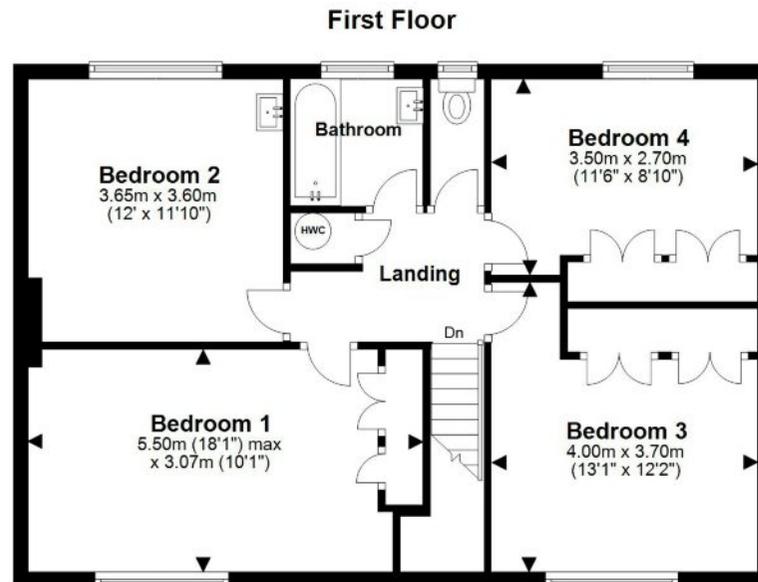
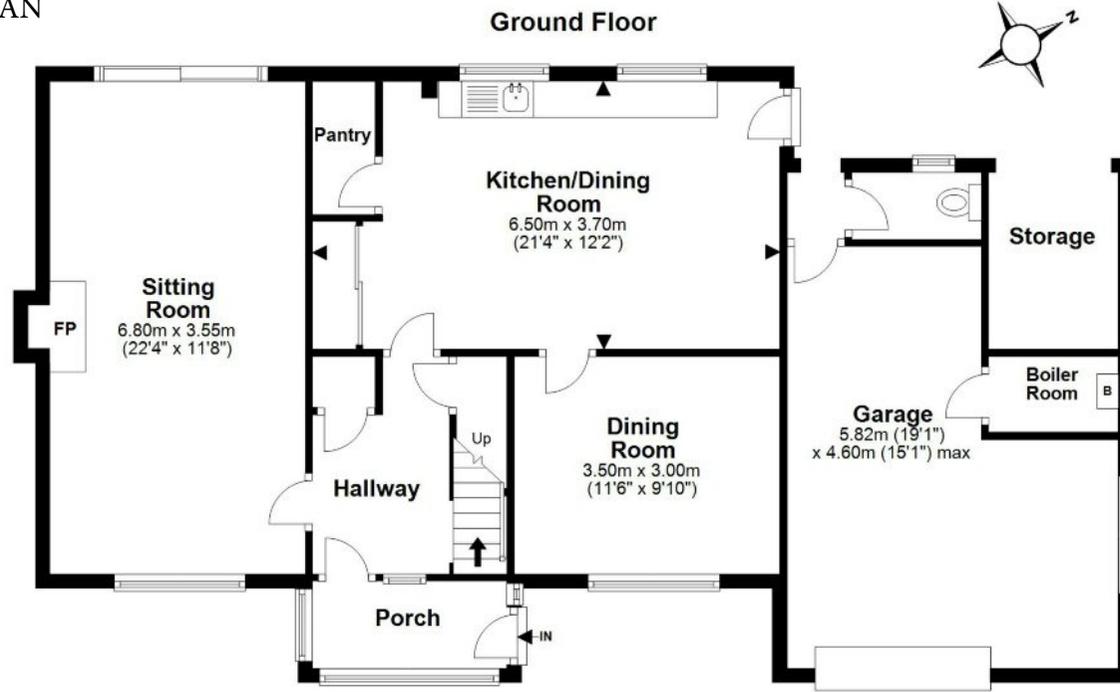
Agents Note: Agent's Note: Certain images feature CGIs demonstrating the potential for a replacement property on the site. These are provided for visual guidance only.







EXISTING FLOOR PLAN

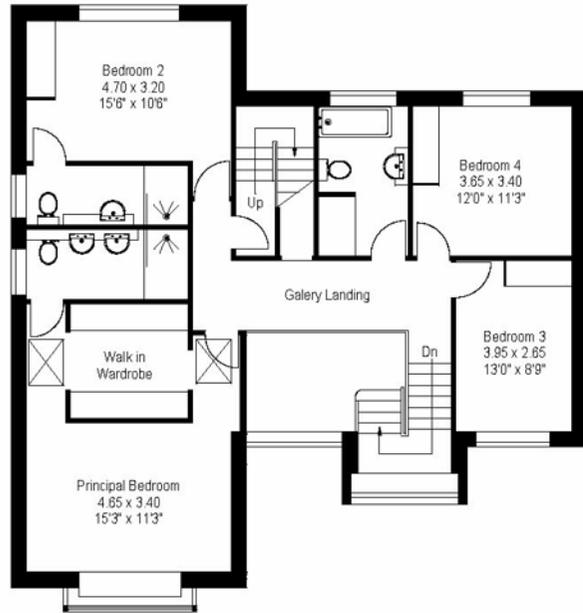


Approx Gross Internal Areas

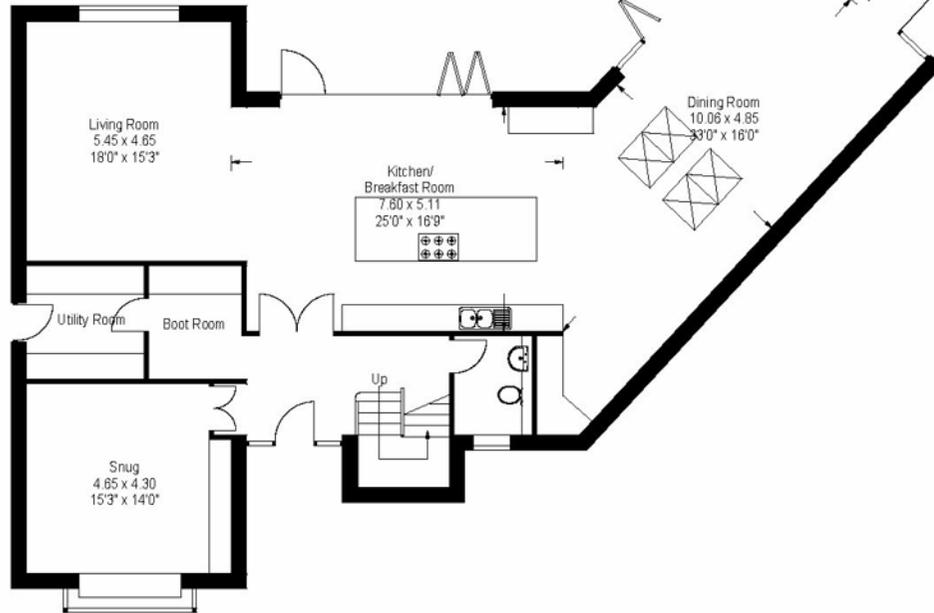
Main House: 140.8 sqm / 1515.5 sqft
 Attached Garage/Storage: 32.2 sqm / 346.5 sqft

**Total Approx Gross Area:
 173.0 sqm / 1862.0 sqft**

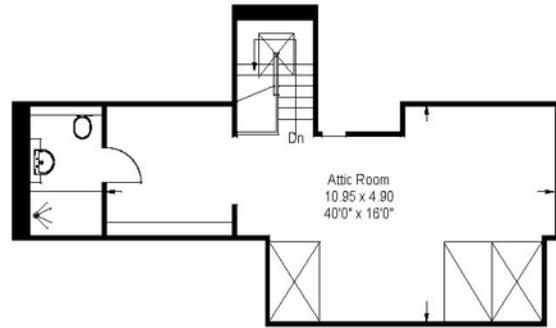
PROPOSED FLOOR PLAN



First Floor



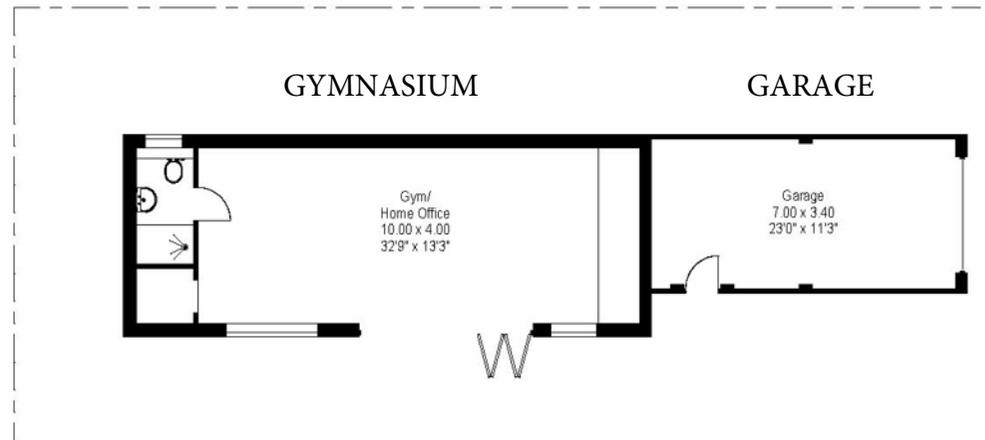
PROPOSED SECOND FLOOR LAYOUT



Approximate
Gross Internal Floor Area
House: 335sq.m. or 3606sq.ft.
Gym & Garage: 71sq.m. or 764sq.ft.
Total: 406sq.m. or 4370sq.ft.

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**FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE**



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION









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

Grounds & Gardens

There is a large turning and parking area to the front of the house providing parking space for several cars. Adjoining the house is a single garage with store room and covered access.

The gardens lie predominantly to the rear of the house and are extremely generous extending to approximately 0.41 acres in total. There is a superb wooden entertaining outbuilding complete with bar area offering versatile year-round space for hosting. The rear gardens are level and mostly laid to lawn with mature planting at the boundaries and zipwire.

The Situation

This delightfully positioned house sits at the end of a private drive facing unspoilt open countryside off a charming tree-lined road on the highly sought after south side of Lymington. The house perfectly combines a peaceful rural outlook with the convenience of proximity to the centre of Lymington as well as its numerous sailing and recreational facilities. The New Forest lies just to the north with unrivalled open spaces providing superb walking, riding and cycling. Lymington's attractive coastline lies just to the south with glorious walks along the sea wall with far reaching views of The Solent and Isle of Wight.

Directions

From our offices in Lymington turn left opposite the church into Church Lane. As the road forks, take the right hand fork into Broad Lane. At the T-Junction, turn right on All Saints Road. Take the next left into Viney Road and the drive to the house will be found after about 175 yards on the right hand side.





Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: C Current: 69 Potential: 80

Services: Mains gas, electric, water and drainage

Heating: Gas central heating

Property Construction: Standard construction

Flood Risk: Very low

Broadband: Cable broadband

Superfast broadband with speeds of up to 49 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

Important Information

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:

74 High Street, Lymington, Hampshire, SO41 9AL
T: 01590 674222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk