



**Silkhouse** 77 Lower Buckland Road, Lymington, SO41 9DR

**SPENCERS**  
COASTAL









# SILKHOUSE

LOWER BUCKLAND ROAD • LYMINGTON

*A unique opportunity to acquire a charming four-bedroom family home, which includes two additional adjoining cottages, making it a versatile property, an ideal investment for holiday or long-term lets. Alternatively, it can be transformed into one substantial residence.*

## **Silkhouse (Main residence)**

Living Room • Conservatory / Dining Room • Kitchen • Shower Room/ Utility Room

Three Bedrooms one with En Suite • Bedroom Four on First Floor with En Suite

## **Silk Cottage**

Sitting / Dining Room • Kitchen • Two Bedrooms both with En Suites

## **Lace Cottage**

Sitting / Dining Room • Kitchen / Breakfast Room • Bedroom with En Suite

*Offers in Excess of £995,000*





## Silkhouse (Main Residence)

The front door opens into a spacious entrance hall with a staircase leading to the first floor and a practical under-stair storage cupboard. The sitting room features an attractive gas flame effect fire and overlooks the front of the property. The kitchen is equipped with a variety of floor and wall-mounted units, granite countertops, a four-burner gas hob with an overhead extractor, a Samsung electric oven, an integrated dishwasher, integrated fridge and a sink. A square archway connects the kitchen to the conservatory/dining room, which offers views of the private rear garden.

The staircase from the hall leads to the first floor, where the main bedroom is located, featuring a study area and a dressing area with built-in wardrobes at both ends. An en-suite bathroom includes a panelled bath with a shower screen, a vanity unit with a wash basin, and a WC.

Outside, the property is accessed from Lower Buckland Road via a large driveway, offering ample off-road parking for multiple vehicles. The private rear garden includes a paved terrace adjacent to bedroom two and the conservatory/dining room, with the remaining garden area laid to lawn with apple, cherry, mulberry and banana trees. There is also a useful timber shed and a gate providing access to the front.

### Agents Note

The vendor recommends viewing the website at [www.silkcottage.com](http://www.silkcottage.com) for additional information.



Further down the hall, bedroom two has double doors leading to the rear garden and an en-suite shower room with a double shower enclosure, wash basin, WC, and an airing cupboard. The Vaillant gas-fired boiler is located here, providing hot water and central heating. Adjacent to this is bedroom three which is a large double room and has a door that connects to Silk Cottage, allowing for easy reintegration if desired. There is another double bedroom, as well as a shower/utility room with a shower enclosure, wash basin, WC, and space/plumbing for a washing machine and dryer.











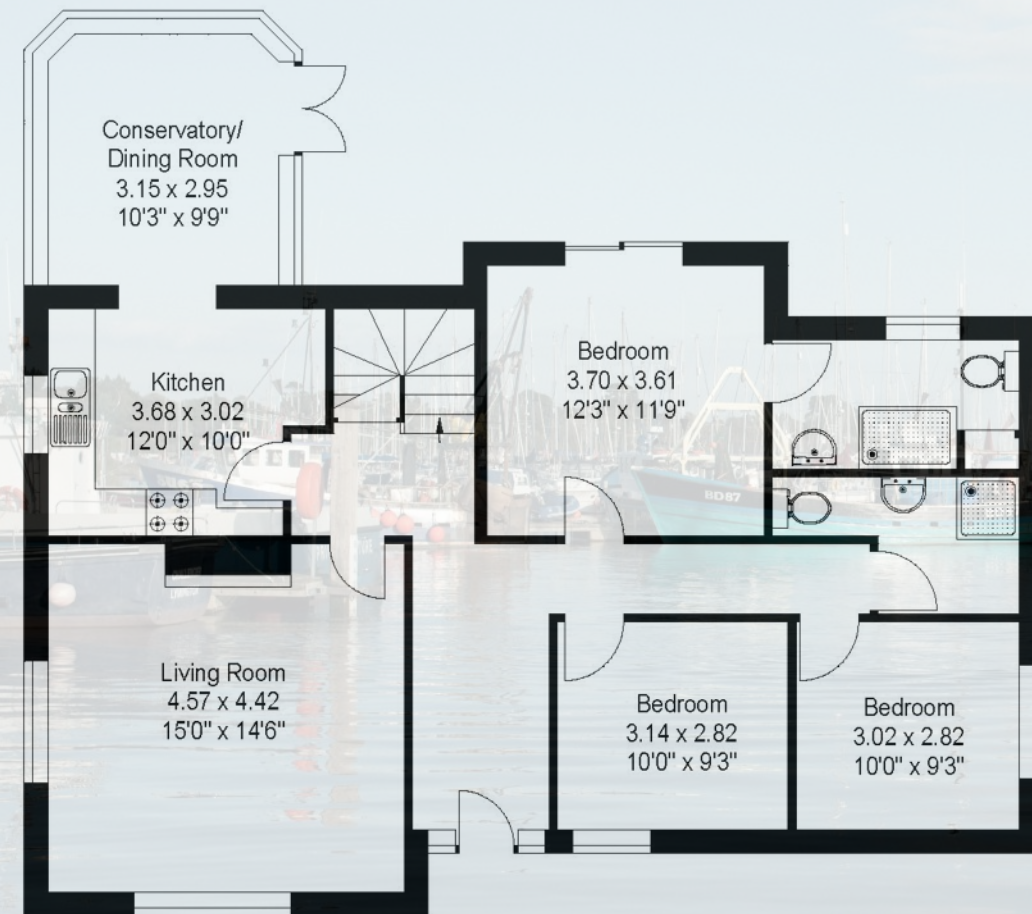








## FLOOR PLAN

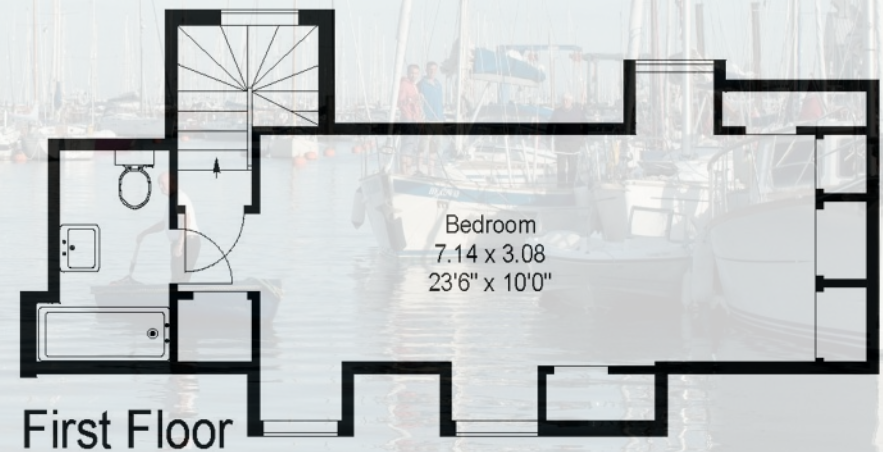


Ground Floor

Approximate  
Gross Internal Floor Area  
Total: 131sq.m. or 1410sq.ft.

Plans produced and Copyright HOMEPLAN  
[www.homeplanuk.co.uk](http://www.homeplanuk.co.uk)

FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE



First Floor





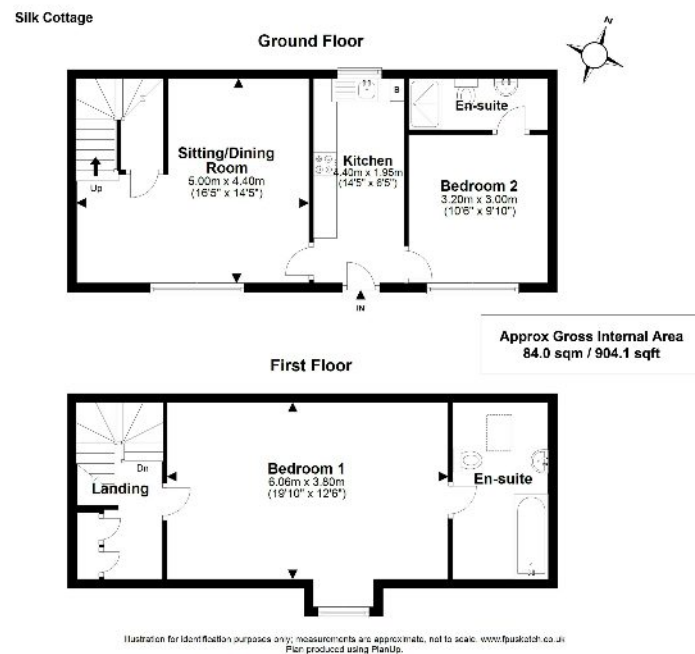
## Silk Cottage

Silk Cottage is a two bedroom cottage. Upon entering you will find the kitchen, living room, and a downstairs bedroom with an ensuite on the ground floor. The principal bedroom with ensuite is located on the first floor. The downstairs twin bedroom also features an ensuite shower room with a cubicle shower, hand basin, and WC. The cozy lounge/dining area is furnished with a large corner sofa and a dining table with seating for four. The fully equipped kitchen includes a gas hob, electric oven, freezer, microwave, fridge, dishwasher, and washing/drying machine.

The spacious upstairs principal bedroom boasts a king-size bed and ample storage space. Its ensuite bathroom features a bath, hand shower, basin, and WC.

Outside there is off road parking for one car and communal lawn area with table and chairs.

Agents Note: Silk Cottage is being sold fully furnished.











## Lace Cottage

Lace Cottage is a 1 bedroom cottage and comprises of a double bedroom which enjoys an en suite bathroom with a bath with overhead shower, WC and wash basin. The living areas offer a sitting/dining room as well as an open plan kitchen/breakfast room which is fitted with a range of floor and wall mounted units incorporating an electric oven, gas hob, fridge, freezer, microwave, dishwasher, washer/dryer and breakfast bar, granite worktops.

Agents Note: Lace Cottage is being sold fully furnished.



Illustration for identification purposes only; measurements are approximate, not to scale. [www.fpusketch.co.uk](http://www.fpusketch.co.uk)  
Plan produced using PlanUp.











*The property also benefits from ample parking, a good-sized garden, and is within walking distance to Lymington High Street.*

## Grounds & Gardens

This property boasts ample parking at the front, providing convenient access for multiple vehicles. The sizeable garden is a highlight, featuring mature trees and shrubs that offer a sense of tranquility and privacy. Beautiful flowers line the boundary, adding vibrant colours along with apple, cherry, mulberry and banana trees.

A spacious terrace extends from both the conservatory and the second bedroom, perfect for outdoor dining and relaxation. Additionally, a garden shed offers practical storage space for tools and outdoor equipment.

## The Situation

Situated within walking distance of the beautiful market town of Lymington, with its cosmopolitan shopping and picturesque harbour within easy reach. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north is the New Forest village of 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 (5.5 mile s) which offers a half hourly service to London Waterloo with a journey time of approximately 90 minutes.







## Services

Tenure: Freehold

Property Construction: Brick faced elevations under a slate roof

Mains gas, electricity, water & drainage

Council Tax Band: Silkhouse -E

Lace Cottage - A

Silk Cottage - A

Energy Performance Rating: Silkhouse - D	Current - 57	Potential - 71
Lace Cottage - C	Current - 76	Potential - 91
Silk Cottage - C	Current - 76	Potential - 90

Superfast broadband with speeds of up to 80mbps is available at this property (ofcom)

Flood Risk: No risk

Conservation Area: No

Moderate mobile coverage via EE, Vodafone, Three & O2

## Directions

From our office in the High Street, turn left and take the first left turning into New Street (between Boots and Costa) at the end of this road turn left and immediately right into Lower Buckland Road. follow the road for half a mile where the property will be located on the left 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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