



Oak Lodge

Undershore Road, Lyminster, SO41 5SB

SPENCERS
COASTAL





OAK LODGE

UNDERSHORE ROAD • LYMINGTON

A beautifully designed detached home in a secluded location with delightful elevated views offering accommodation in excess of 3000 sq. ft and set in an acre plot with a large detached oak-framed garage building and residents mooring permit for a tender on the Lymington River.

Ground Floor

Sitting Room • Dining Room • Kitchen • Breakfast Room • Utility Room • Conservatory

Study • Cloakroom • Store Room

First Floor

Principal Bedroom with Balcony and En Suite • Bedroom Two with En Suite

Two Further Bedrooms • Family Bathroom

Outbuildings

Workshop • Carport

£1,995,000



4



5



3



The Property

The layout and design of the property has created unique and striking architectural details including vaulted ceilings, mezzanine levels and a sizeable balcony with wonderful water views.

The ground floor accommodation includes a large hallway with doors leading to all main rooms. The triple aspect living room is of particular note with windows overlooking the woodland and sliding doors out to the sunny south facing terrace. The wood burning stove brings a focal point to the room and with steps to the dining area it offers a fabulous space for entertaining.

The kitchen enjoys views over the garden and is comprehensively fitted with base and wall units with space for a range cooker, Neff double oven with microwave and Siemens twin induction hobs. There is a space for an American style fridge/freezer, an integrated dishwasher, and a door out to the side terrace. The large separate utility room offers ample storage space and plumbing for the washing machine and tumble dryer. The wall mounted Vaillant gas fired boiler provides domestic hot water and central heating with an adjacent Megaflow tank. There

is also a study and cloakroom on the ground floor.

To the first floor there are four generous double bedrooms each enjoying wonderful views of the surrounding gardens and woodland. The principal bedroom is well proportioned and benefits from an ensuite shower room and sliding doors onto a balcony with far reaching viewings across the garden to the river, town and yacht haven. Bedroom two also offers an en suite bathroom, and the large family shower room services bedrooms three and four.

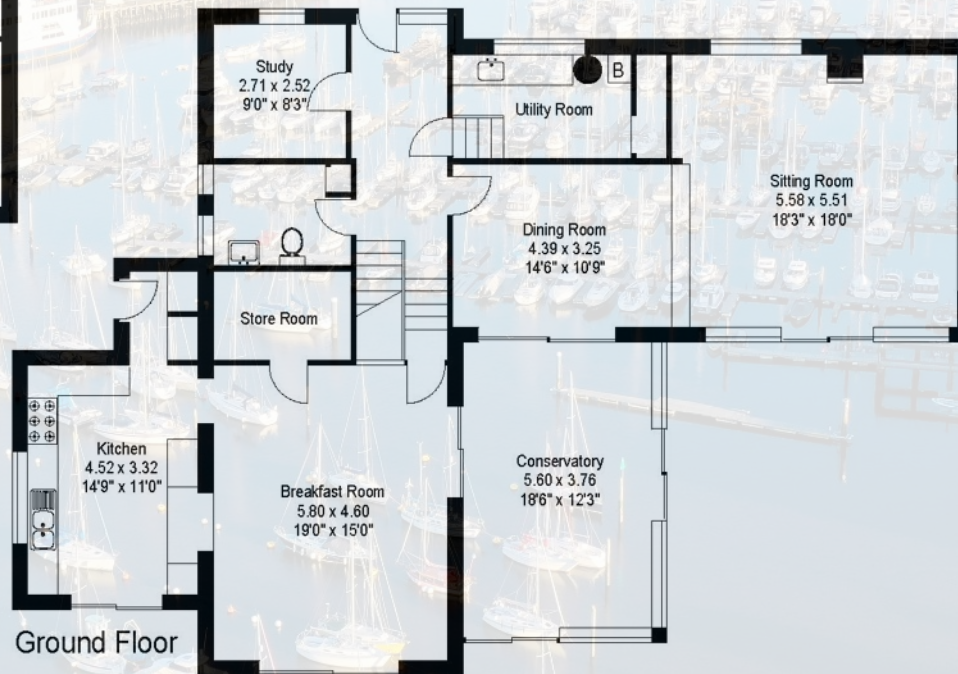
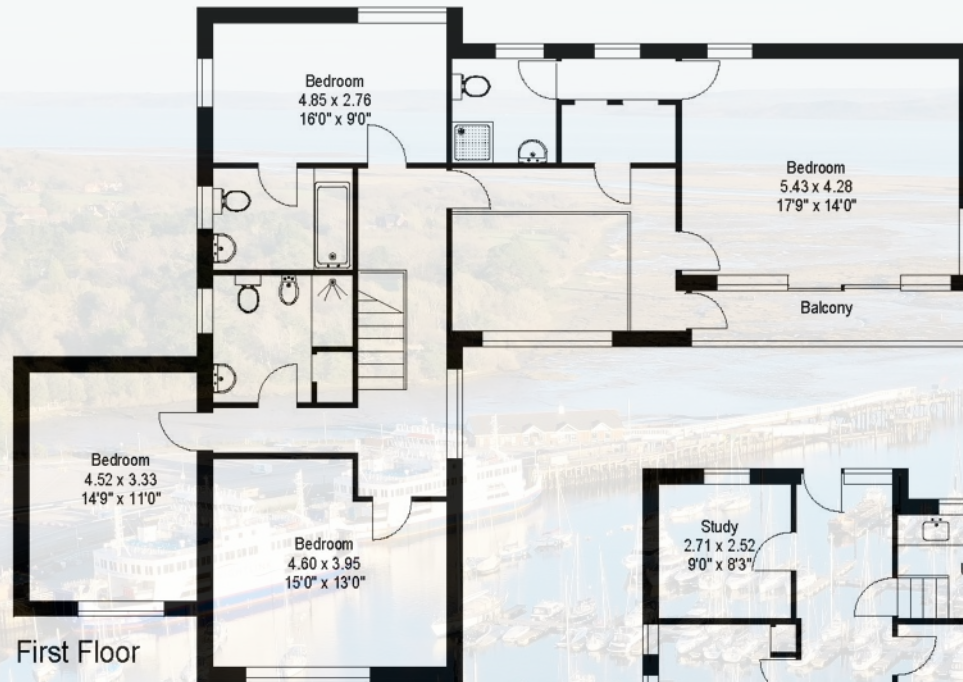
Throughout, the house invites the outdoors inside and the views over the light woodland area capture the Sylvan setting perfectly.







FLOOR PLAN



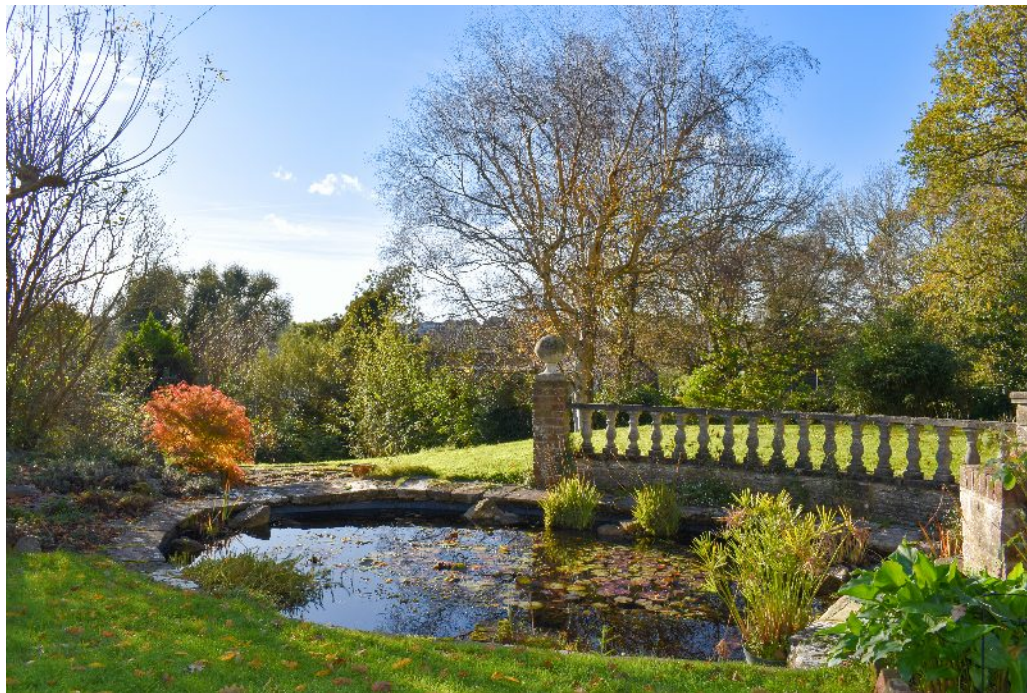
Approximate
Gross Internal Floor Area
House: 276sq.m. or 2971sq.ft.
Garage: 26sq.m. or 280sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE







Walkable into the town or Lymington Pier railway station.

Grounds & Gardens

The property enjoys a permanent right of access over a private long driveway to Oak Lodge and one other property.

There is parking to the side and rear of the house as well as the impressive oak framed triple bay garage with a large room above.

The woodland extends to the rear and provides a private wooded retreat with the formal gardens to the front enjoying a sunny southerly aspect. The gardens have been thoughtfully landscaped with several patio areas and a beautiful water feature to make the most of the sunny setting along with the elevated views.

The Situation

The property is within the catchment area of South Baddesley Primary School and Walhampton Independent School is just minutes away. Also within easy striking distance is Walhampton Golf Club and the two large deep water marinas and sailing clubs of Lymington, for which the town has gained its status as a world renowned sailing resort. 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. Within walking distance of the house is Lymington Pier Station, where there is a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.



Directions

From our office in Lymington, proceed down the High Street and at the bottom, turn left into Gosport Street. At the mini roundabout take the second exit onto Bridge Road and over the railway crossing and the river, branch right onto Undershore Road. After approximately 400 metres turn left onto the gravel track, which is approximately 150m before the Ferryman pub. Turn immediately right onto the tarmac drive running behind the pub and take the turning on the left signposted Oak Lodge and along the private driveway.

Services

Tenure: Freehold

Council Tax: G

Energy Performance Rating: D Current: 61 Potential: 79

Property Construction: Brick elevations and EPDM roof. The roof was re roofed in 2022 and is fully insulated

Heating: Gas central heating

Utility Supplies: Mains gas, electricity, water & drainage

Broadband: Superfast broadband with speeds of up to 75mbps is available at this property

Conservation Area: Yes, Forest South East

Parking: Private driveway, garage and carport

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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