



19 Rookes Lane

*Lymington, SO41 8FP*

SPENCERS  
COASTAL







*A wonderfully light and spacious five bedroom detached family home set on a large plot located on the south side of Lymington, next to Woodside Gardens and a short walk to the marina and high street.*

### The Property

The house is a substantial detached property and has been in the same family for many years and provides comfortable family accommodation with a sense of space and light with attractive views out of every window over the leafy front and rear gardens.

The house is approached via a gravel driveway leading to the parking area and garage. The spacious entrance porch offers a retreat from the weather and provides access through to the generous hallway with stairs leading to the first floor. The property benefits from two spacious sitting rooms, the main one being dual aspect with sliding doors leading to the rear garden and paved terrace area.

To the rear of the house is the kitchen with ample space for dining in the adjacent conservatory. There is a separate utility room with space and plumbing for a washing machine. The ground floor also benefits from a cloakroom with shower.



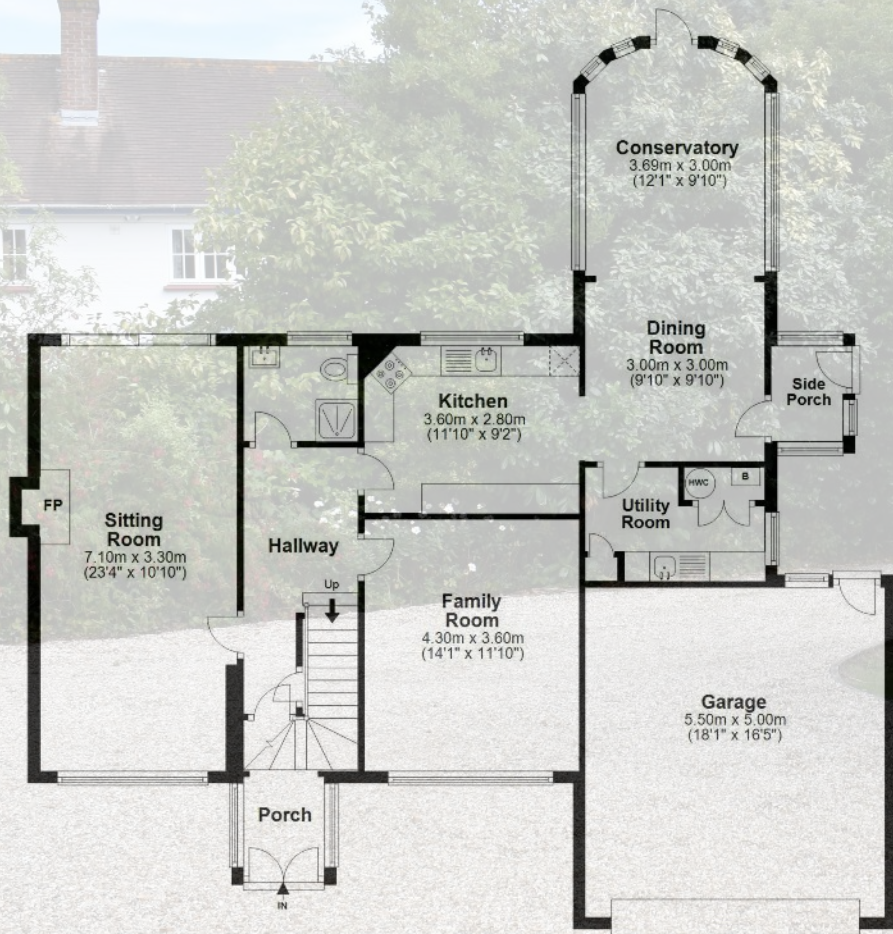
**£1,300,000**





# FLOOR PLAN

Ground Floor

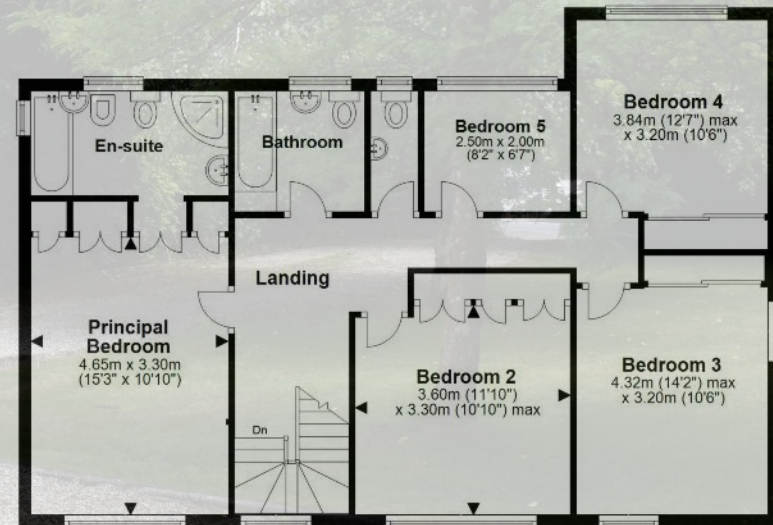


## Approx Gross Internal Areas

House: 186.8 sqm / 2010.7 sqft  
Attached Garage: 27.5 sqm / 296.0 sqft

**Total Approx Gross Area:**  
**214.3 sqm / 2306.7 sqft**

First Floor







*The property is offered with no onward chain.*

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### **The Property continued . . .**

The turning staircase with picture window leads to a sizable landing. The principal bedroom is at the front of the property benefiting from leafy views of the garden as well as ample fitted wardrobes. Accessed through two doors in the run of built-in wardrobes is the en suite which is well equipped with a separate bath and shower. There are three further double bedrooms and one single bedroom. The family bathroom with shower fitting serves the remaining bedrooms and there is a separate WC which completes the first floor accommodation.



### **The Situation**

Rookes Lane is one of the most sought after locations to the south of the High Street and within minutes of the marinas and sailing clubs of the Georgian market town of Lymington. The property is located opposite Woodside Gardens offering pleasant walks and access through to the salt marshes and sea path. This cosmopolitan town also offers diverse shopping facilities, a picturesque harbour 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 a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.





*The property benefits from a double garage and off road parking.*

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## Grounds & Gardens

The property is approached via a long gravel driveway with mature hedging and a large lawn area providing both privacy and an attractive outlook. The driveway offers ample parking and access to the double garage and side access to the rear garden. The rear garden is of generous size laid mainly to lawn with a sunny patio area. The property is just a stones throw from Woodside gardens.



## Directions

From our office continue up the High Street and just before entering the one-way system turn left into Belmore Lane. On reaching the roundabout take the third exit onto Rookes Lane. Continue driving up Rookes Lane for couple hundred yards and just as you pass the turning into Bitterne Way the property can be found a short distance on the right-hand side.

## Services

Energy Performance Rating: D Current: 58 Potential: 73

Council Tax Band: G

All mains services connected





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

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## Property Video

Point your camera at the QR code below to view our professionally produced video.



## 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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