



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

4 Conference Place

Lymington • SO41 3TQ







# 4 Conference Place

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A spacious detached house with four bedrooms plus a self-contained annex benefitting from a double garage, a large block paved driveway providing parking for multiple cars, and a private south-easterly facing rear garden. The property is nestled in the corner of a sought-after development, situated south of Lymington High Street, within easy reach of the shops, Marinas, Woodside Gardens and all local amenities.



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£850,000

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## Key Features

- Spacious five bedroom detached house with south easterly facing garden
- Conservatory with views over the rear garden
- En suite bathroom off master bedroom
- Double garage with electric roller door and large block paved driveway providing parking for multiple cars/vehicles
- Close proximity to local shops, restaurants, marinas and train station
- Kitchen with separate utility room and cloakroom
- Spacious "L" shaped living/dining room with feature fireplace
- Self contained loft room/annex above double garage with shower room
- Tucked away in the corner of a quiet cul-de-sac within a sought after development, located south of Lymington High Street
- EPC Rating: D

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# Description

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This four/five bedroom detached house offers scope to further extend and is positioned in the corner of a popular development, located south of Lymington High Street. The property is just a short walk to local shops, restaurants, marinas, schools and the train station. The property is well maintained throughout and features a double garage with a self-contained annex/loft room above, block paved driveway parking for multiple cars and a low maintenance south easterly facing rear garden.

Front door leads into the spacious entrance hall with cloaks cupboard. The downstairs living space comprises a light and spacious entrance hall with feature stained glass window. Doors to all principal rooms, ground floor cloakroom with low level W.C. and wash hand basin. Stairs rising to the first floor with understairs storage cupboard. Good size "L shaped" sitting room with feature brick built fireplace with inset wood burner and bay window to the front aspect. Leading round to the dining area with window to the rear aspect overlooking the garden and sliding doors through to the conservatory, which has windows to all sides with views over the garden with a pitched roof, ceiling fan, tiled floor and patio doors opening to the side aspect. The kitchen is well-equipped with a range of eye and base level storage units, one and a half bowl single drainer sink unit with mixer tap, eye level electric fan over and separate grill, space and plumbing for dishwasher, space for tall fridge/freezer. Wall mounted gas fired central heating boiler, serving hatch through to the dining room, window to the rear aspect. Door from the kitchen into the utility room with a stainless steel sink unit and drainer with mixer tap over and cupboard below, space and plumbing for stacked washing machine with tumble dryer above, window to the side aspect and door through to the lobby with window and door to the rear aspect leading out to the rear garden and a separate door giving access to an internal lobby with private front door to the side aspect leading out to the driveway and a staircase leading up to the self contained annex comprising of a ground floor shower room with shower cubicle, low level W.C. and wash hand basin. The first floor loft room has a sink unit with cupboards under, eaves storage and four velux roof lights.

First floor landing with feature stained glass window to the front aspect. Master bedroom with range of wardrobes and bedside cabinet storage, with a door leading to the en-suite shower room, comprising of a walk-in shower cubicle, wash hand basin with mixer tap, low level W.C. part tiled walls, obscure window to the side aspect, airing cupboard with shelving for linen storage. Double bedroom two with window to the rear aspect. Bedroom three with built-in wardrobe and window to the front aspect. Bedroom four with window to the rear aspect. Family bathroom with suite comprising a panelled bath unit with mixer tap and mixer shower, with folding glass shower screen, pedestal wash hand basin with mixer tap and low level W.C., fully tiled floor and walls, radiator and storage cupboard.

The double garage features a remote control electric roller door, has a window to the side aspect and a pedestrian door through to the inner lobby giving access to the self contained annex accommodation. To the front of the property, there is a large block paved driveway providing parking for multiple cars, the side gate then leads through to the garden. There is extra space to the left hand side of the property, ideal to store a further vehicle or boat. The rear garden is mainly laid to faux grass for easy maintenance with various flower and shrub bed borders. The garden enjoys a sunny south-easterly aspect, with a walled boundary to the side and there is an outside tap.

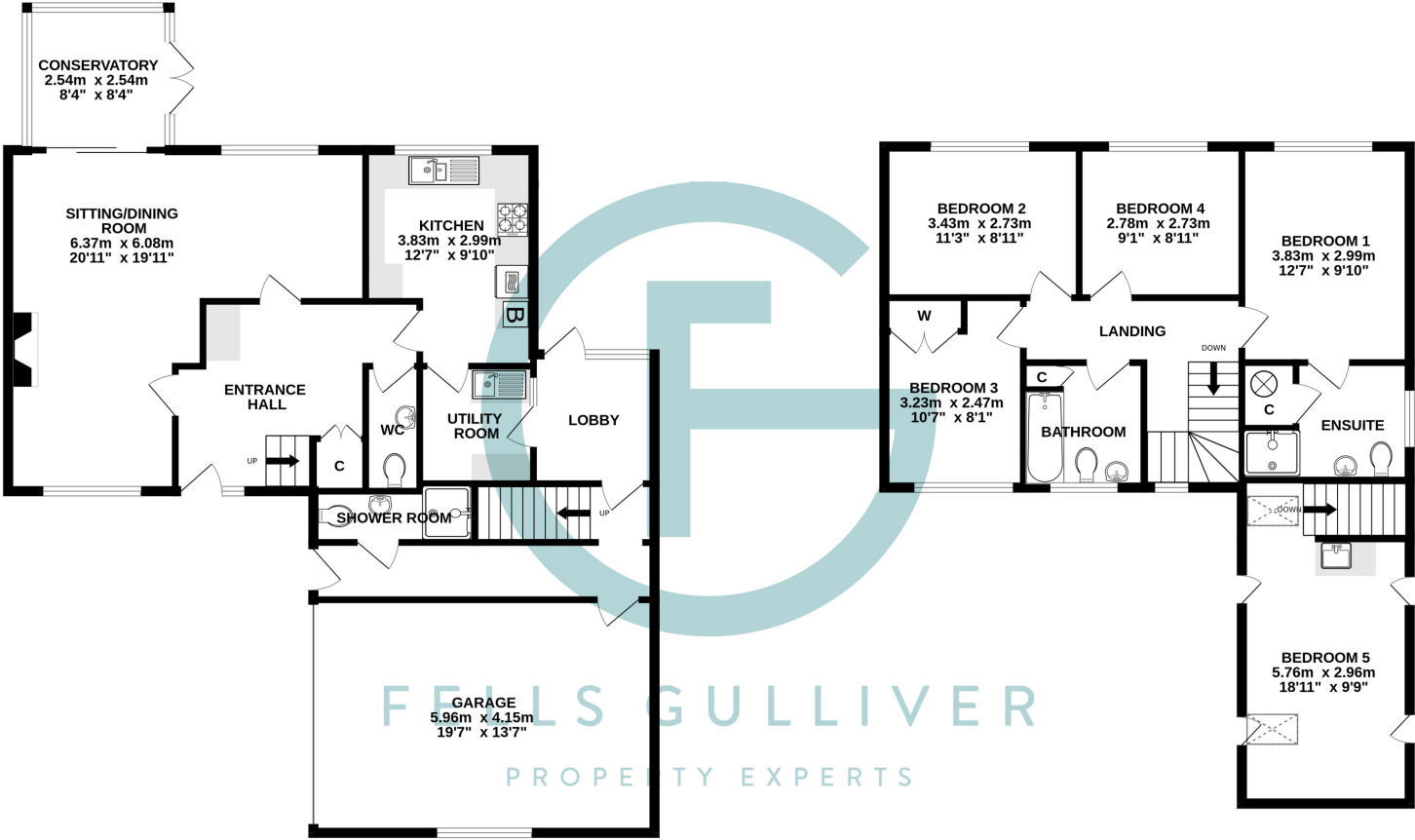
The property is within easy reach of Lymington High Street, the sailing clubs and the marinas. The beautiful Georgian market town of Lymington has many independent shops and the picturesque Quay. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and 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 (approx. 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.



# Floor Plan

GROUND FLOOR  
104.9 sq.m. (1129 sq.ft.) approx.

1ST FLOOR  
73.6 sq.m. (793 sq.ft.) approx.



4 CONFERENCE PLACE

TOTAL FLOOR AREA : 178.5 sq.m. (1922 sq.ft.) approx.

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For more information or to arrange a viewing please contact  
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