



Olive Cottage

21 Broad Lane, Lymington, SO41 3QN

SPENCERS
COASTAL





Positioned on one of Lymington's most popular roads this charming house has been recently updated by the current owners to provide extremely comfortable and carefully planned accommodation finished to an extremely high standard

The Property

A timber porch frames the front door which opens to a hall featuring stairs to the first floor. From the hall a doorway leads to the main living room, which is open plan in style and features two seating areas: one focused around a wood burning stove and the other having a recessed space for television wired for additional speakers. There are bifold doors opening onto the garden as well as a formal dining area, making the room ideal for both relaxation and entertaining.

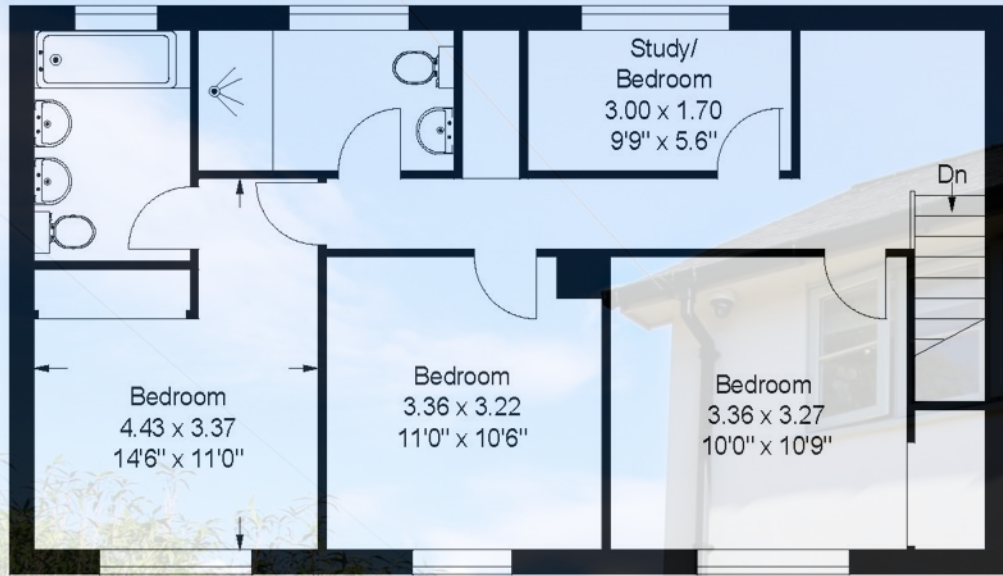
Arranged off this space is a kitchen breakfast room featuring a range of bespoke fitted units and integrated appliances. There is also a breakfast area with bench seating.

Beyond the kitchen is a rear hall which provides access to a cinema room designed for watching television and films on a larger scale. This room is positioned next to a large WC which could be adapted to include a shower, thereby creating a self-contained en suite fifth bedroom.

The generous laundry room, with a sink and space for washing machine and dryer, has a door to a pathway around the side of the house.

£1,475,000



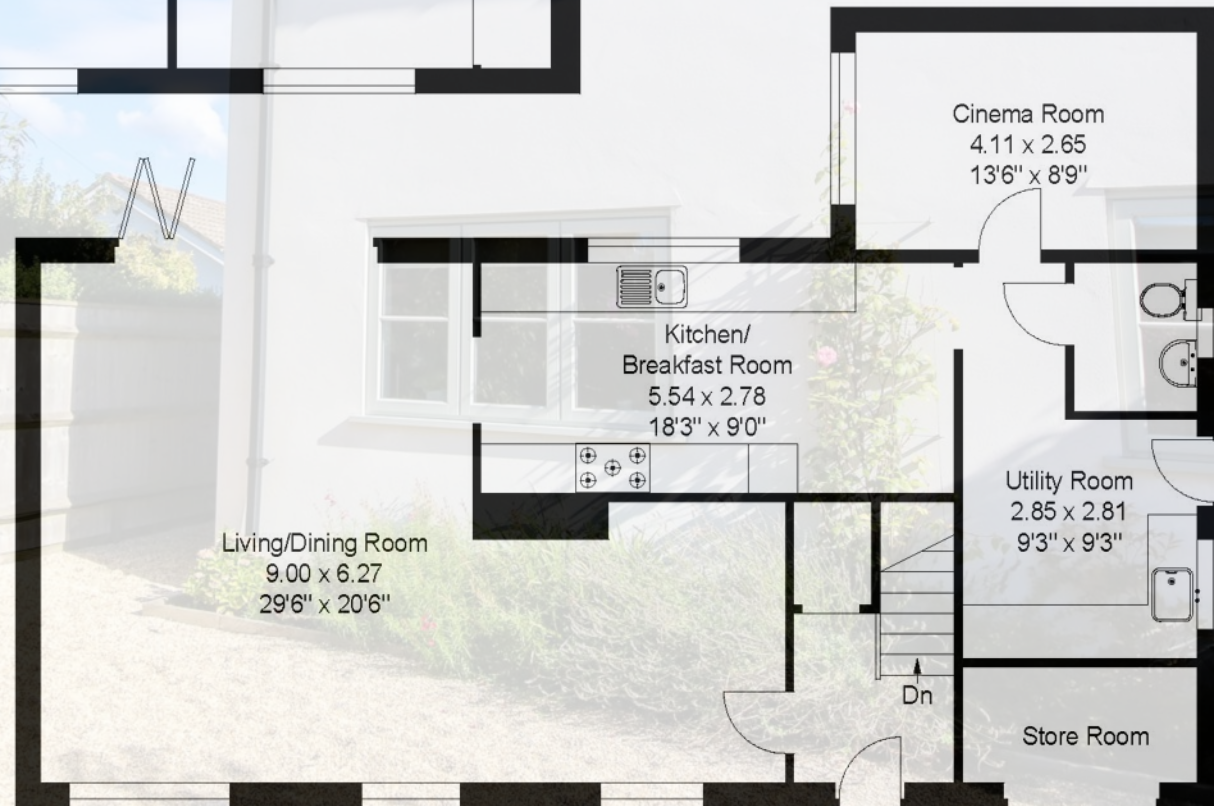


First Floor

Approximate
Gross Internal Floor Area
Total: 172sq.m. or 1851sq.ft.

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NOT TO SCALE



Ground Floor



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The house offers low maintenance gardens both front and back as well as plenty of off street parking all within easy reach of the town centre and sailing facilities

The Property Continued...

Upstairs there are four bedrooms, one of which is used as a study. The master bedroom features a built in wardrobe and en suite bathroom. There is a family shower room and as well as the study, two further double bedrooms, one of which features an alcove for a desk and mezzanine spare child's bed.

Directions

From our office proceed East up the High street, turn left at All Saints Church in to Church Lane, Church lane becomes Broad Lane after half a mile. A few hundreds yards further you will find 21 Broad Lane on your left.





Grounds & Gardens

The area to the front of the house has gravelled hardstanding for three vehicles and a fenced garden which is linked to the rear by a side path. There is a store room fronting on to the parking area, ideal for bikes and sailing equipment.

To the rear of the house, and accessed via bifold doors, is a low maintenance garden with an extensive paved patio.

Situation

The property is situated in a highly regarded residential road to the south of Lymington High Street and is a short walk from the town centre, station, town quay, marinas and yacht clubs. Lymington 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, giving access to London. There is a rail branch line link to Brockenhurst main line Station (approx. 5.5 miles) giving direct access (half hourly) to London Waterloo in 90 minutes.





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

Services

Energy Performance Rating: C Current: 73 Potential: 83

Council Tax Band: F

Tenure: Freehold

All mains services connected

Broadband: Ultrafast broadband with speeds of up to 1,000 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, please contact 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:

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