



Highview House

*5 Highfield, Lymington, SO41 9GB*

SPENCERS  
NEW FOREST









*A rare opportunity to purchase an exceptional Grade II Listed Regency property comprising the main house as well as a separate one bedroom annexe and separate home office all within a short walk of Lymington High Street.*

## The Property

With colourwash elevations incorporating casement and sash windows and glazed doors, Venetian shutters and a classic veranda and balcony, the property has retained much of its original charm and a wealth of features. There are period fireplaces, panelled doors, attractively moulded skirtings and architraves and a muted colour paint palette has been used throughout.

Wide steps lead up from the driveway to the imposing front door leading to the reception hallway where there is a cloakroom. An attractive turning staircase leads to the accommodation to the first and second floor. A beautiful oak floor runs into the reception rooms and kitchen. There are two full height original sash windows open to the front aspect reception room and double doors with cathedral hinges open to the second connecting reception room with fitted shelving and where beautiful glazed full-height doors open to a balcony overlooking the rear garden. The stunning kitchen is very well designed with excellent storage provision and a range of integrated appliances, range cooker and space for an American style fridge/freezer. There is a large central island unit with granite work surface space incorporating the butler style sink and providing ample preparation space.

Guide Price £1,750,000 - £1,850,000



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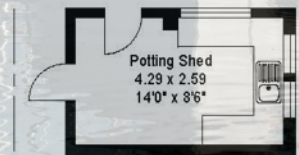
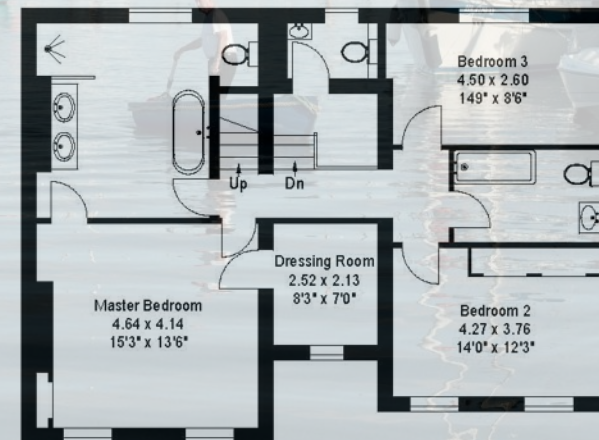
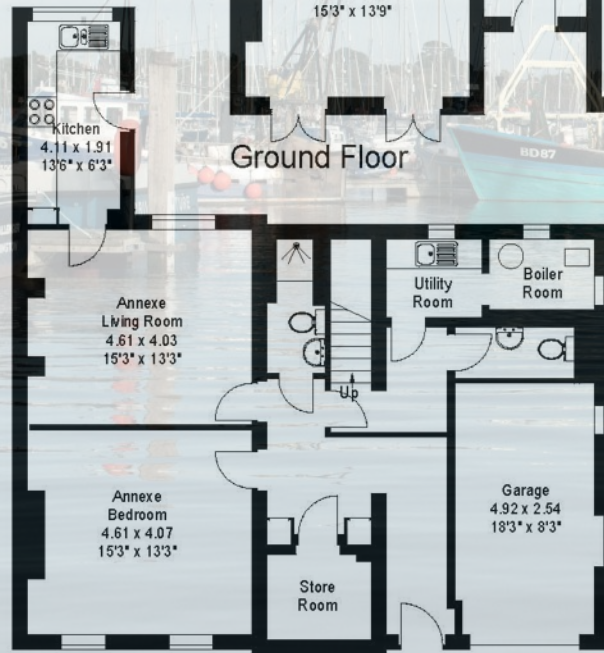
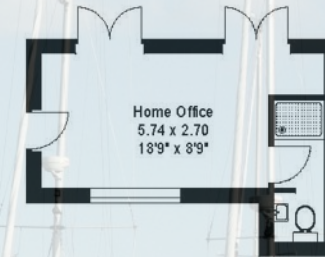
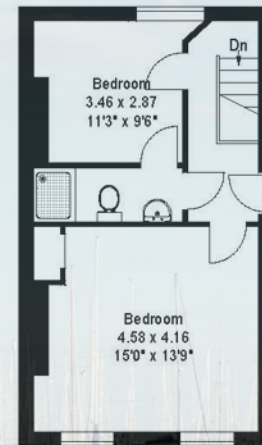
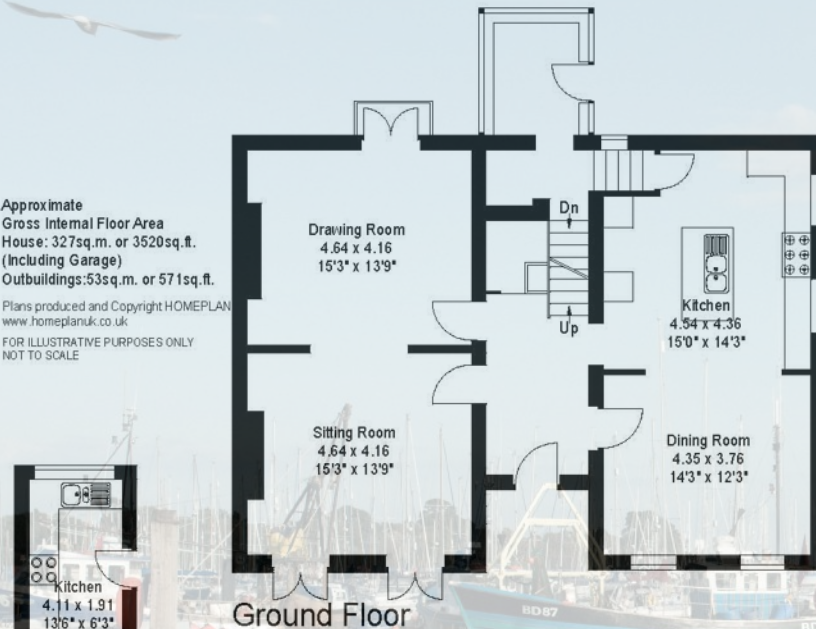
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# FLOOR PLAN

Approximate  
Gross Internal Floor Area  
House: 327sq.m. or 3520sq.ft.  
(Including Garage)  
Outbuildings: 53sq.m. or 571sq.ft.

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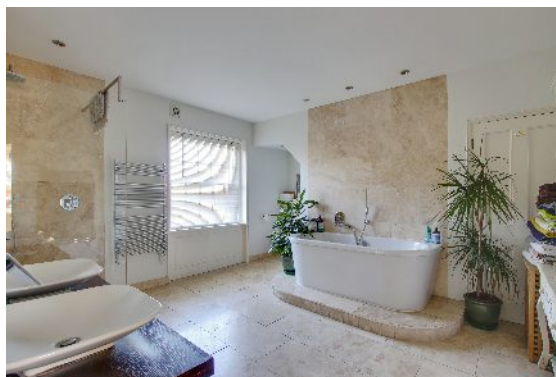
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*This beautifully presented home has beautifully proportioned reception rooms, five bedrooms, garage, ample parking, and a charming walled garden.*

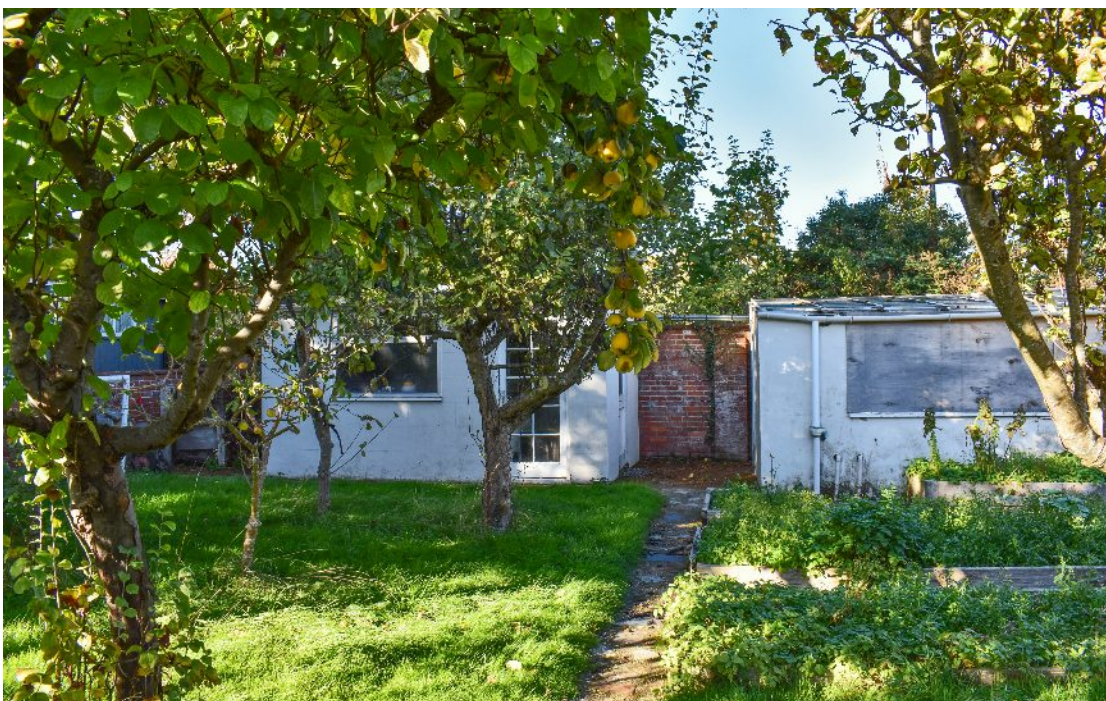
### The Property continued . . .

The master bedroom suite has large dual aspect south facing windows from which there are views across to the Isle of Wight and glimpses of the Solent. There are built-in wardrobes and an adjacent dressing room with fully fitted furniture. There is a spacious en suite bathroom with large walk-in "wet room" area, free-standing large bath and dual sinks. There are two further bedrooms to the first floor and a beautiful fully tiled family bathroom. The staircase continues to the second floor where there are two further bedrooms and a comprehensively fitted shower room. A locked door to this floor leads to a large flat roof area enjoying wonderful views of the town and glimpses of the Solent. There could be scope to create a roof terrace, subject to the necessary planning permission.

Stairs lead down to the lower ground floor and to the rear porch/boot room and access to the separate annexe. This area has independent access to the front and rear of the property and has a generous living room, large double bedroom, separate shower room, high-gloss and well-fitted kitchen with access to the rear garden. There is also a large laundry room and storage to this level.







*The house was built in the early 19th century and forms part of an important row of imposing town houses.*

## Grounds & Gardens

Large entrance gates, flanked by brick pillars and attractive brick walls which surround the property lead to the parking and integral garage. The large rear garden has a walkway of specimen trees blanketed with a bed of blue-bells and a beautiful lawn. A raised stone sun terrace is located to maximise alfresco dining area and a round summerhouse is fitted with a bespoke bar. There is a separate pizza oven. To the end of the garden is a well-stocked mature orchard and two large studio/workshops. A detached brick building has been converted from original stables to a beautiful studio/home office with shower room.

## The Situation

Highfield is a most sought after location being at the top of the bustling High Street, within a few minutes walk from the marinas, the sailing clubs and a Waitrose store only a few hundred metres from the property. The Georgian market town of Lymington offers cosmopolitan shopping and 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.





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

## Services

Tenure: Freehold

Property Construction: Brick faced elevations under a slate roof

Mains gas, electricity, water & drainage

Council Tax Band: F

Energy Performance Rating: N/A as the property is Grade II Listed

Moderate mobile coverage via EE, Vodafone, Three & O2

Superfast Broadband with speeds of up to 80 Mbps is available at the property (Ofcom)

Conservation Area: Yes, Lymington

Flood Risk: No risk

## Directions

Proceed up the High Street into St Thomas Street. On reaching the one-way system, take the left-hand lane. Immediately after the Pelican crossing, filter into the right-hand lane and turn right into Highfield. Follow the road round a sharp right-hand bend and take the right, parking in the no-through road. The property is clearly marked.

## 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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