



SPENCERS
For Sale



Island View

Lymington Road, East End, Lymington, SO41 5SY



SPENCERS





ISLAND VIEW

EAST END • LYMINGTON

An exceptional opportunity to purchase a beautifully crafted, brand-new three bedroom detached residence, commanding far-reaching southerly views across open countryside towards the Solent and Isle of Wight. The property enjoys an enviable setting in the highly sought-after hamlet of East End surrounded by open fields yet is just a two-minute stroll from the renowned East End Arms and only half a mile via Tanners Lane to the Solent shoreline. Island View features a versatile garage complex with an additional double bedroom and en-suite, extensive parking and an attractive south-facing garden. Completed to exacting standards with a premium finish throughout, the home delivers stylish open-plan living perfectly suited to modern lifestyles.

Ground Floor

Kitchen / Dining / Living Area • Sitting Room • Cloakroom • Utility Room

First Floor

Principal Bedroom with En Suite • Two Further Bedrooms • Family Bathroom

Ancillary Accommodation

Gym / Study / Bedroom • Shower Room • Plant Room • Garage

£1,995,000



4



2



3



The Property

This stunning property showcases a range of thoughtful design features, beginning with a welcoming entrance hall with a high-ceilinged exposed brick stairwell featuring a bespoke coat and shoe cupboard as well as a wine storage rack. The doorway leads into the heart of the home — an open-plan living, dining, and kitchen area flooded with natural light from a bank of sliding doors that open onto a sunny terrace, creating a captivating long vista as you enter. The kitchen is both stylish and high-spec, complete with a large island, breakfast bar, Quooker tap and a full suite of fitted appliances including Neff double ovens, dishwasher, fridge and freezer and hob with extractor fan. A stylish Ca Pietra limestone flooring throughout creating a sense of space and fluidity. There's ample space for a large dining table, while a comfortable seating area enjoys the warmth of a Chesney wood-burning stove. A clever glass walkway connects to a separate vaulted sitting room, featuring an exposed brick wall, fitted Chesney wood-burning stove, and doors opening onto the patio. The ground floor also includes a spacious utility room with washing machine, tumble dryer, and a walk-in cupboard housing the pressurised water cylinder, along with a separate cloakroom and garden access — perfect for muddy boots or wet dogs. Generously proportioned and thoughtfully designed, the ground floor

accommodation offers an exceptional sense of space and is ideal for entertaining.

The striking handcrafted wooden staircase rises to the first floor, where three beautifully proportioned double bedrooms await. The principal suite, positioned to the rear of the property, is dual aspect and designed to capture breathtaking, far-reaching views across the Island and the surrounding countryside. This elegant retreat is complemented by a luxurious en-suite shower room, featuring a generous walk-in shower and twin vanity basins. Two further double bedrooms also enjoy delightful Island views and are served by a spacious and well-appointed family bathroom, complete with a separate walk-in shower. The landing and all bathrooms are equipped with motion sensor lighting.

The property benefits from an air source heat pump with under floor heating throughout (including the outbuilding) and thermostat controls in each room. The heating system can be controlled from The Heatmiser Neo app and the white goods have a smart functionality enabled through the Home Connect app.

Agents Note: To help showcase the potential of the space, some images include CGI furniture, fixtures and fittings. This is for visual guidance only.

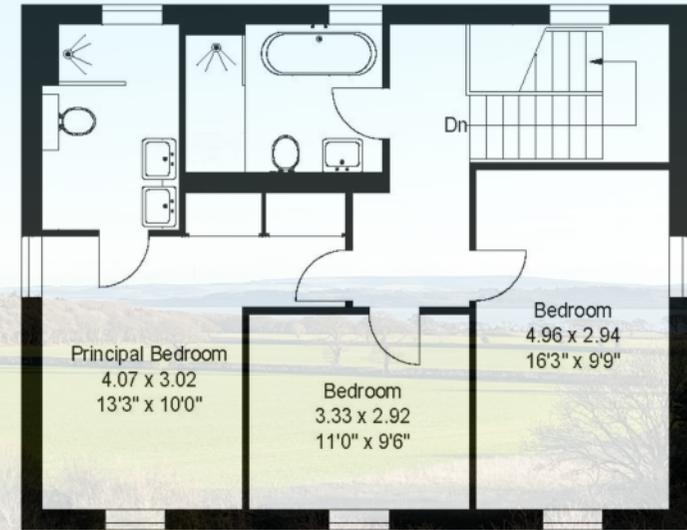
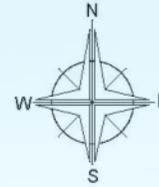
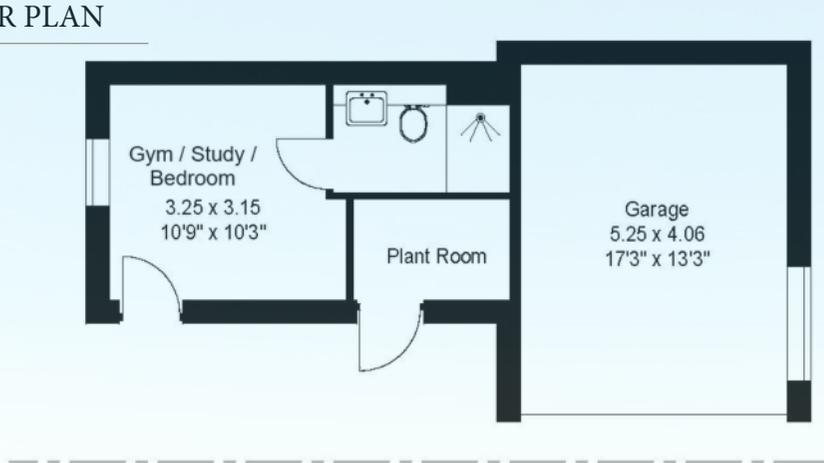




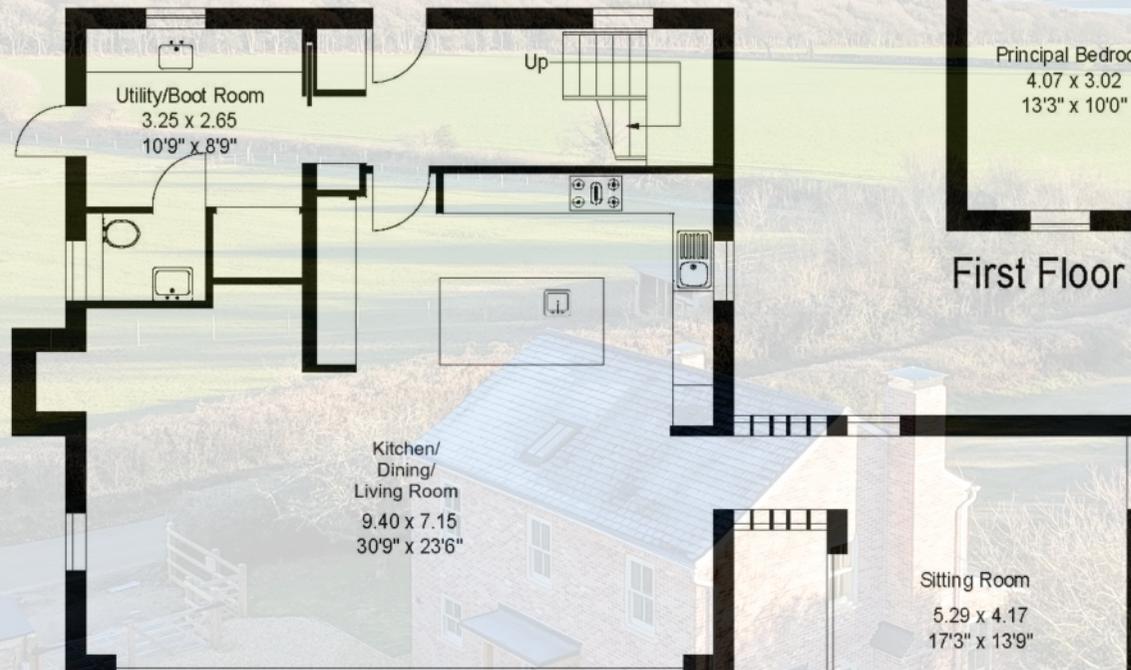




FLOOR PLAN



First Floor



Ground Floor

Approximate
Gross Internal Floor Area
House: 182sq.m. or 1959sq.ft.
Outbuilding: 41 or 441sq.ft.
(Inc. Garage)

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



Beaulieu village and Bucklers Hard are close by with a popular marina at Buckler's Hard.

Grounds & Gardens

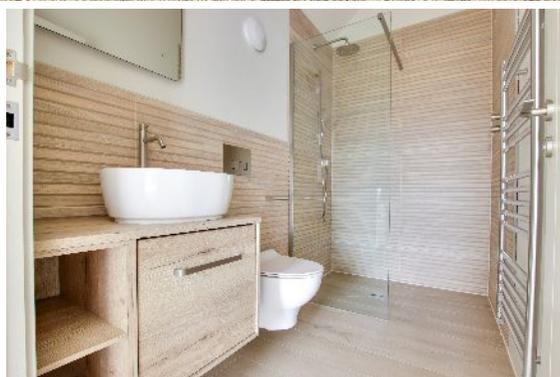
Accessed via a charming five-bar gate, the property opens onto a generous shingle driveway leading to the main house and the detached garaging complex. The south-facing gardens and grounds are a true delight, featuring a secondary five-bar gate at the far end for additional access. Thoughtfully landscaped, the grounds include a stunning sun terrace flowing onto a spacious lawn, perfect for outdoor entertaining and relaxation. The outbuildings comprise of a garage with an automated Premium electric roller door, a separate boiler room, and a double bedroom with underfloor heating, country views and an en-suite shower room, ideal as ancillary accommodation. Additional practical features include a separate bin store and a dedicated EV charging (Zappi MyEnergi) point.

The Situation

The property occupies a tranquil position, being within the New Forest National Park and yet being only a six minute drive from the Georgian market town of Lymington with its sought after marinas and yacht clubs and easy access to Brockenhurst mainline railway station with links to London Waterloo. The house is also within the catchment areas for excellent local schools; South Baddesley School and Walhampton School.

Directions

From our offices in Lymington, proceed down the High Street, and left at the bottom of the hill into Gosport Street. Turn right at the roundabout onto Bridge Road, and immediately after crossing over the river, turn right into Undershore Road. Continue past the ferry terminal and on for a further 2 miles. After crossing the cattle grid into the forest bear left towards the hamlet of East End where Island View will be seen on the left hand side.



Additional Information

Tenure: Freehold

Council Tax Band: Not yet known

Energy Performance Rating: B Current: 83 Potential: 100

A ramp for disabled access has been installed

10 year ICW build warranty

Services: Mains electric and water. Private drainage via a sewage treatment plant which the property has the sole use of. The tank is located within the boundary of the property. There is no mains gas supply.

Heating: Panasonic air source heat pump, underfloor heating throughout, including the outbuilding.

Conservation Area: Forest South East

Broadband: Standard broadband with download speeds of up to 16 Mbps is available at the property (Ofcom)

Mobile Signal/Coverage: Please be aware that mobile network coverage in this area may vary with restricted coverage outside of Internet.

Restrictive Covenants: The property has benefited from the Permitted Development rights

Electric Vehicle (EV) Charging Point Installed: Zappi MyEnergi

Parking: Private driveway, garage

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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