



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

# 11 Lower Buckland Road

Lymington • SO41 9DN







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A beautifully presented, three bedroom home with a bright and spacious open plan kitchen/dining room, a south west facing garden with home garden office and off road parking. The property combines period charm with modern comfort, and is ideally located within easy reach of Lymington town centre, providing excellent access to local shops, amenities, and transport links.



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£540,000

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## Key Features

- Downstairs cloakroom
- Sitting room with large front aspect bay window
- Three first floor bedrooms and family bathroom
- Period property with tasteful decor throughout
- Driveway parking
- Open plan kitchen/dining area
- Within easy walking distance of Lymington High Street and local amenities
- Home/garden office with power
- Landscaped south west facing rear garden
- EPC Rating: D

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# Description

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This well presented three bedroom link detached house features driveway parking, a downstairs cloakroom, and a spacious open plan kitchen/dining room, ideal for both everyday family life and entertaining. Situated in a desirable residential area, the home is within walking distance of Lymington High Street, providing easy access to a wide range of shops, restaurants, and local amenities.

The front door opens into a welcoming entrance hall, complete with a side aspect window and stairs rising to the first floor. A cloakroom with WC and hand wash basin is positioned under the stairs. To the right is the sitting room, which enjoys a large front aspect bay window that floods the space with natural light. A feature fireplace adds character, and the room flows seamlessly into the dining area. Straight ahead from the hall is the stylish and well appointed kitchen, fitted with a rear aspect window and bi fold doors that open directly onto the garden, creating a seamless indoor-outdoor flow. The space enjoys plenty of natural light and offers ample room for both cooking and informal dining. The kitchen is equipped with a comprehensive range of integrated appliances, including an oven, gas hob with hood, washing machine, dishwasher, and an inset sink unit with mixer tap. There is generous worktop space along with well planned cabinetry providing excellent storage, making this an ideal area for everyday family living and entertaining.

On the first floor, the landing features a useful storage cupboard and provides access to all bedrooms and the family bathroom. The generously sized primary bedroom has three built-in wardrobes and enjoys a peaceful rear aspect window overlooking the garden, offering a bright and restful space. Bedrooms two and three, both with front aspect windows, are well

proportioned and versatile, ideal as children's rooms, guest rooms, or a home office. The family bathroom is well presented and includes a rear aspect window allowing natural ventilation and light. It is fitted with a standalone shower, WC, hand wash basin, and a heated towel rail, creating a practical and comfortable space for everyday use.

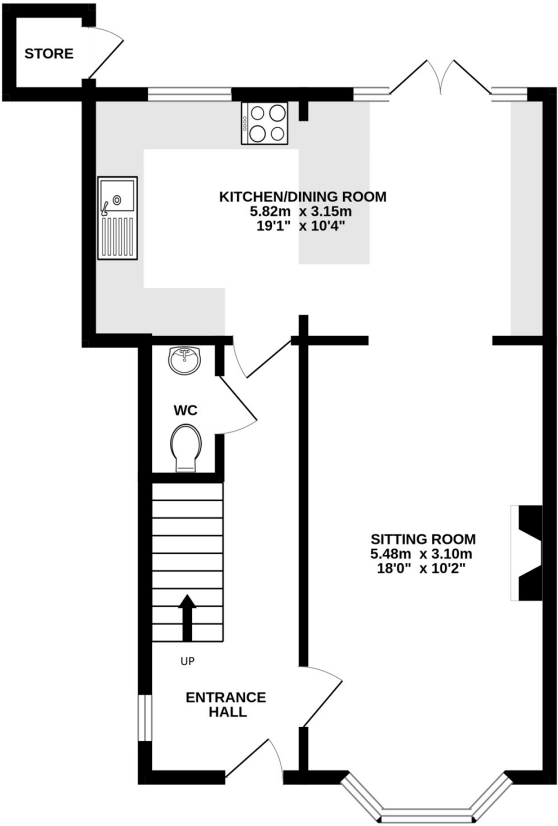
To the front, there is off road parking and a corridor with pedestrian gate to the right providing pedestrian access through to the rear garden. The rear garden enjoys a sunny south-westerly aspect and features a spacious paved terrace, perfect for outdoor dining and seating, with steps leading up to a lawned area, ideal for relaxation or play. A paved pathway continues through the garden, providing access to a useful home/garden office for storage or hobby use. To the side, there are two raised bed borders, offering an excellent opportunity for planting flowers, vegetables, or creating a dedicated garden feature. There is pedestrian access to the side.

The property is within walking distance of the Lymington Town Train Station and the beautiful Georgian market town of Lymington, with its many independent shops, picturesque Quay, deep water marinas, sailing clubs and local Schools which have "Good" and "Outstanding" Ofsted ratings. 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.

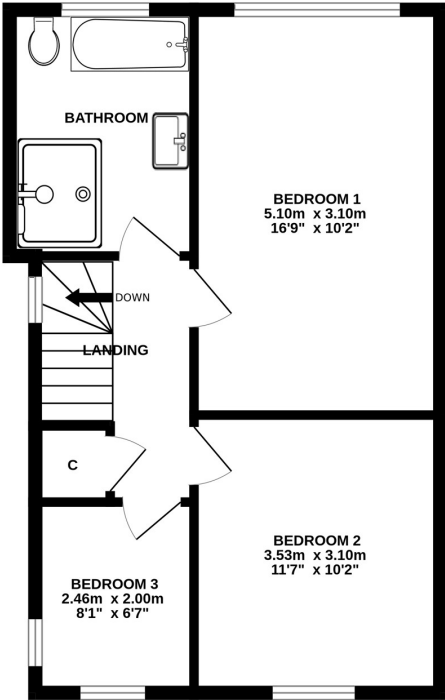


# Floor Plan

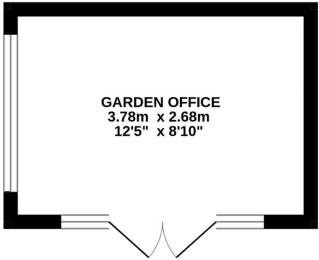
GROUND FLOOR  
44.1 sq.m. (475 sq.ft.) approx.



1ST FLOOR  
42.9 sq.m. (462 sq.ft.) approx.



OUTBUILDING  
10.1 sq.m. (109 sq.ft.) approx.



11 LOWER BUCKLAND ROAD  
TOTAL FLOOR AREA : 87.1 sq.m. (938 sq.ft.) approx.  
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For more information or to arrange a viewing please contact  
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[www.fellsgulliver.com](http://www.fellsgulliver.com)

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