



23 Ambleside Road *Lymington, SO41 3QS*

SPENCERS  
COASTAL









*A beautifully refurbished three bedroom semi detached house, built in the 1930's, with a generous south facing rear garden, garden home office, large open plan family living area, a separate snug room with wood burning stove and off-road parking.*

## The Property

The property has been extended and renovated with finesse and style by the current owners to create a modern and spacious home. On entering the property you are welcomed into a light and airy pannelled hallway which leads through through to the kitchen area. The front reception room is welcoming and cosy with an attractive fireplace, with an inset wood burning stove acting as the focal point of the room.

The exceptional open plan kitchen/dining/living area is of particular note and really is the hub of the house with French doors leading onto the south facing patio. The kitchen has been designed with entertaining in mind with a large breakfast bar and an area for sofas to relax in. The dining area enjoys leafy views over the rear garden. There is also a separate utility room with a sink, storage cupboards, space and plumbing for both washing machine and tumble dryer and access to a stylish shower wet room.

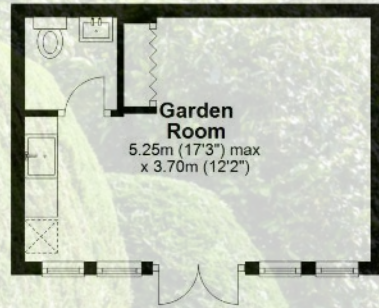
**£750,000**





# FLOOR PLAN

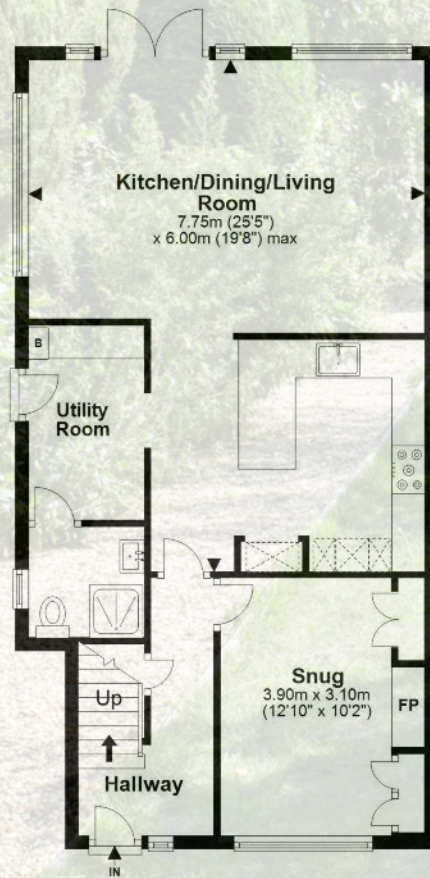
## Ground Floor



### Approx Gross Internal Areas

House: 124.0 sqm / 1334.7 sqft  
Garden Room: 19.5 sqm / 209.9 sqft

**Total Approx Gross Area: 143.5 sqm / 1544.6 sqft**



## First Floor







*Situated to the south side of the High Street within walking distance of local marinas and the town centre amenities in a no-through road.*

### The Property continued . . .

The first floor accommodation comprises three bedrooms. The main bedroom is of particular note with a vaulted ceiling and a separate walk-in dressing room making this family home a standout option.

### Situation

The house is located in a quiet residential road in a sought after location to the south of the High Street and only a few minutes' walk from the town centre, with its cosmopolitan shopping and picturesque harbour. There are two large, deep water marinas and sailing clubs for which the town has gained status as a world renowned sailing resort, as well as the 1833 open air seawater lido for public bathing. There is an excellent range of schooling, including Walhampton, a well renowned private preparatory school. The Waitrose and Marks & Spencers food halls are available for day to day necessities and every Saturday the famous High Street market is held, with origins dating back to the 13th century. Lymington is positioned to the Southern edge of the New Forest National park and to the north are the villages of Brockenhurst and Lyndhurst, with road and mainline rail links. Lymington station has a branch line to Brockenhurst (approximately 5.5 miles) which gives direct access to London Waterloo in approximately 90 minutes.





## Grounds & Gardens

The property benefits from an ample gravel driveway providing parking for at least two cars. There is side access wide enough for a dinghy, which leads to the highly impressive landscaped 100 ft south facing lawned rear garden with a large patio, ideal for al fresco dining. The boundaries are of close boarded fencing and mature hedges with flower borders providing a good level of privacy and seclusion. To the rear of the garden is a large wooden garden room which is insulated with heat and power and currently used as a home office, although easily provides ancillary accommodation or a gym or yoga studio. At the back of the garden is a wooden building providing ideal storage for bikes and sailing kit as well as a smaller wooden shed for garden equipment. The garden room and main shed also benefit from lighting and power.

## Directions

From our office proceed up the High Street and take the first turning on the left into Church Lane. Proceed along the lane and take the third turning on the right into Ambleside Road and the property can be found 200 yards up on the left hand side.

## Property Video

Point your camera at the QR code below to view our professionally produced video.







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

## Services

Energy Performance Rating: C Current: 69 Potential: 81  
 Council Tax Band: F  
 All mains services are connected.

## Points of interest

Lymington Quay	0.4 miles
Waitrose Lymington	0.5 miles
Walhampton (Private School)	1.1 miles
Priestlands Secondary School	0.6 miles
Lymington Recreation Centre	0.6 miles
Lymington Hospital	1.1 miles
Brockenhurst Train Station	4.6 miles
Brockenhurst Tertiary College	4.8 miles

## 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:  
74 High Street, Lymington, SO41 9AL  
T: 01590 674 222 E: [lymington@spencersnewforest.com](mailto:lymington@spencersnewforest.com)

[www.spencerscoastal.com](http://www.spencerscoastal.com)