



11 Rowans Park

*Lymington, SO41 9GD*



SPENCERS





*An immaculately presented and generously proportioned three-bedroom end of terrace home, ideally positioned within walking distance of Waitrose and the upper High Street. The property boasts an elegant, spacious lounge and a sleek, contemporary kitchen/diner, perfect for modern living and entertaining. The property is offered with no forward chain.*

## The Property

The entrance porch opens into a wide and welcoming hallway, offering a strong sense of space and light. Stairs rise to the first floor and are complemented by bespoke under-stairs cabinetry, while a generous ground-floor cloakroom and utility area/laundry room provides plumbing and space for a washing machine. The hallway flows seamlessly into the bright and airy living room, which enjoys attractive views across the communal green to the front and features a charming focal fireplace.

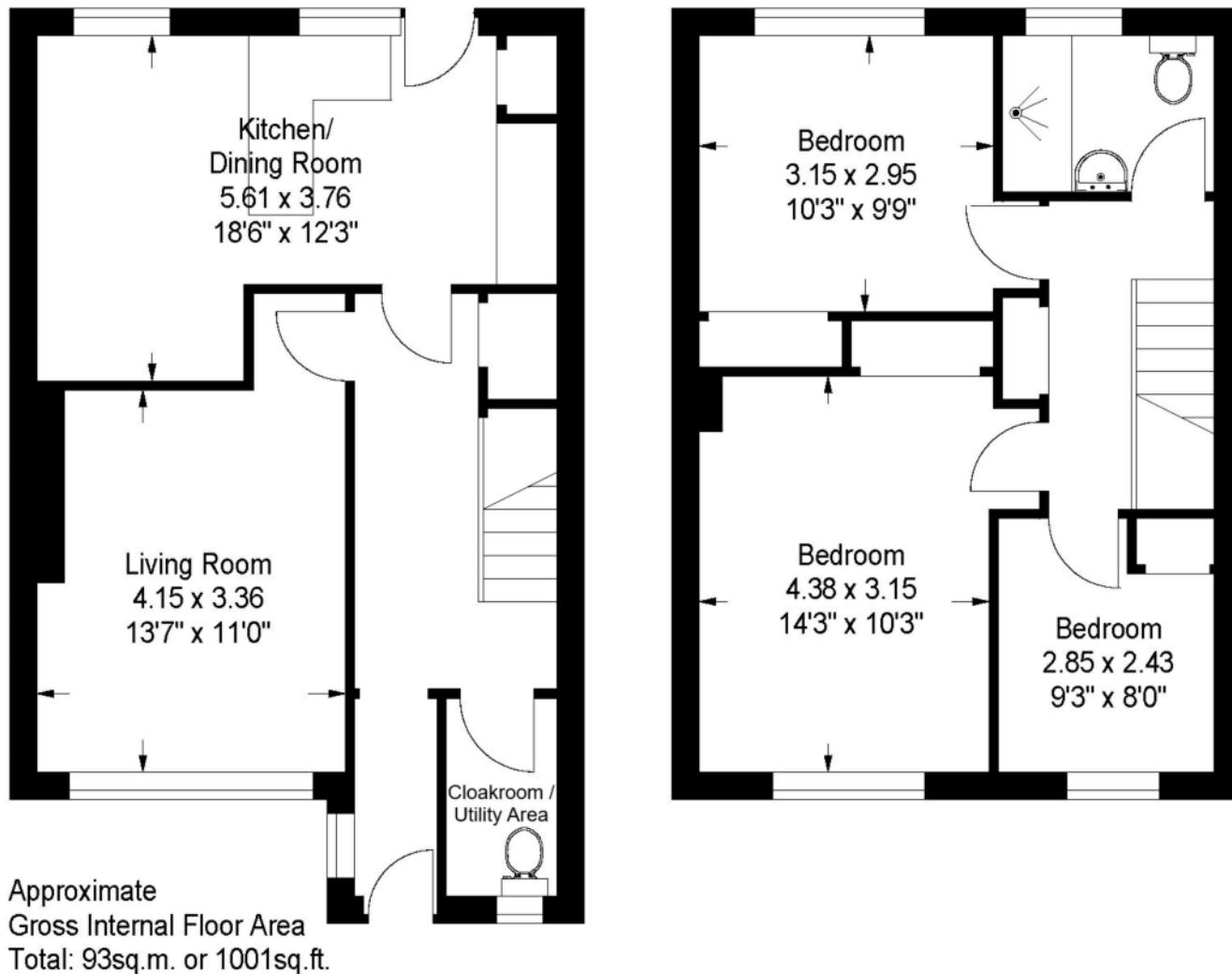
**£450,000**

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## FLOOR PLAN



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*Outside, a private west facing walled courtyard garden offers a peaceful retreat, complemented by beautifully maintained communal gardens.*

### **The Property continued . . .**

To the rear of the property, the stylish kitchen/diner overlooks the garden and benefits from double doors opening onto the patio—ideal for both everyday living and entertaining. The kitchen is fitted with a sleek range of contemporary cabinetry, complemented by warm wood work surfaces and a selection of integrated appliances. The first-floor landing provides access to the loft. The principal bedroom is a particularly generous double, complete with built-in wardrobe storage. Bedroom two is also a well-proportioned double, featuring built-in wardrobes and enjoying west-facing views, while bedroom three is a comfortable single room with a fitted cupboard. All three bedrooms are served by a stylish, modern white bathroom suite.

### **Situation**

Rowans Park is a small leafy development with mature tree lined roads. There are landscaped, well maintained communal gardens surrounding the houses and over which this house has attractive views from its sitting room and master bedroom. The house is superbly positioned for the facilities of Lymington including the vibrant Georgian high street which caters for most daily requirements and just around the corner is a Waitrose supermarket. Lymington is well regarded as a centre for sailing and the New Forest is on the doorstep with glorious country walks.



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*Further benefits include a garage and a highly desirable location.*

## Grounds & Gardens

There is an open plan front garden with lawned area with path and steps leading to the front door. The walled west facing rear garden has been designed to be of low maintenance with a lovely sunny paved patio area with a gate provided rear access. A single garage with up and over door is in the nearby block as well as ample visitor parking.



## Directions

From the office drive to the top of the High street and bear left at the one way system, turn immediately right into Highfield and then first left into Rowans Park where the property can be found at the end of the row of houses on the right hand side.



## Additional Information

Tenure: Freehold

Council Tax - D

Energy Performance Rating: C Current: 69 Potential: 83

Estate Management Charges: For shared areas including gardens and garages approx. £595 per annum

Heating: Gas central heating

Utility Supplies: Mains electricity, gas, water & drainage

Broadband: Superfast broadband with download speeds of up to 80mbps is available at this property (ofcom)

Parking: There is a garage and also unallocated communal parking

## Important Information

Spencers 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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