



Archway House

Everton Grange, Milford Road, Lymington, SO41 0JG

SPENCERS
COASTAL





ARCHWAY HOUSE

LYMINGTON • HAMPSHIRE

A substantial period property with impressive accommodation dating back to 1840 set within generous grounds forming part of the former Everton Grange Estate. This beautiful five bedroom period property has been lovingly refurbished to exacting standards by the current owner to provide a welcoming, vibrant and spacious home with magical grounds and the benefit of annexe accommodation and a large outbuilding complex in the grounds of the garden.

Ground Floor

Kitchen/Breakfast Room • Family Room • Dining Room • Orangery

Study • Utility Room • Shower Room

First Floor

Principal Bedroom with Dressing Room & En Suite • Three Further Bedrooms • Two Family Bathrooms

Outbuildings

Office/ Games Room • Shower Room • Garage • 1Bed Annexe with Shower Room Ensuite

OIEO £1,500,000





The Property

On entering the property there is a wonderfully light and spacious reception hall with stone flooring and a balustrade staircase leading to the first floor. The sitting room is located at the rear of the property and enjoys stunning views to the garden with a corner gas fire acting as a focal point to the room. The recent addition of a large garden orangery opens out the sitting room and provides a warm and sunny entertaining area with doors out to the garden patio.

The kitchen breakfast room is comprehensively fitted with a range of beautiful bespoke Raynsford units and provides generous work surface area and space for a breakfast table. The separate utility room provides further storage and space and plumbing for a washing machine and tumble dryer.

The dining room is impressive with double height vaulted ceiling and a glazed mezzanine walkway above, a great entertaining space. An archway door leads through to the study which could also be used as a ground floor bedroom if required.

To the first floor of the main house there are four double bedrooms and a family bathroom. The main bedroom

is of generous proportions and boasts a vaulted ceiling and exposed timber work. There is a large ensuite shower room with separate freestanding claw foot bath and dressing area with built in wardrobes providing ample storage. Two of the bedrooms are accessed across the mezzanine walkway which give the rooms a degree of separation and privacy as well as being a bit of fun!

Accessed separately from the main house is a one bedroom annexe with an en suite shower room ideal for guests. In addition there is a large outbuilding complex with double garage. The building has heating and power and has a large living/entertaining area with doors out to a sunny patio area.









The Situation

Positioned on the edge of the charming village of Everton, the property is screened from the outside world by mature trees and an attractive belt of woodland owned by the current owner.

Everton is an active village with a well regarded pub and a village store that caters for most daily requirements. The surrounding countryside forms some of the best in the area moving from pastoral farm land between the village and the sea to the open heathland of the New Forest National Park to the north which offers a wide range of recreational activities including walking, cycling and riding. There are beautiful safe swimming beaches at Milford on Sea with glorious views to the Isle of Wight as well as a range of superb restaurants, a wine bar and deli clustered around the village green.

The market town of Lymington is two miles to the east and provides a wide range of shops, services and restaurants as well as superb sailing facilities and access to the Solent. There is a mainline railway station at Brockenhurst approximately 7 miles to the north which provides direct services to London Waterloo.



Directions

From our office in the High Street proceed out of Lymington on the main A337 signposted Christchurch. After approximately 2 miles and upon reaching the village sign for Everton take the first turning left into Everton Grange. The lane turns almost immediately right and Archway House can be found a short distance along on the left hand side.

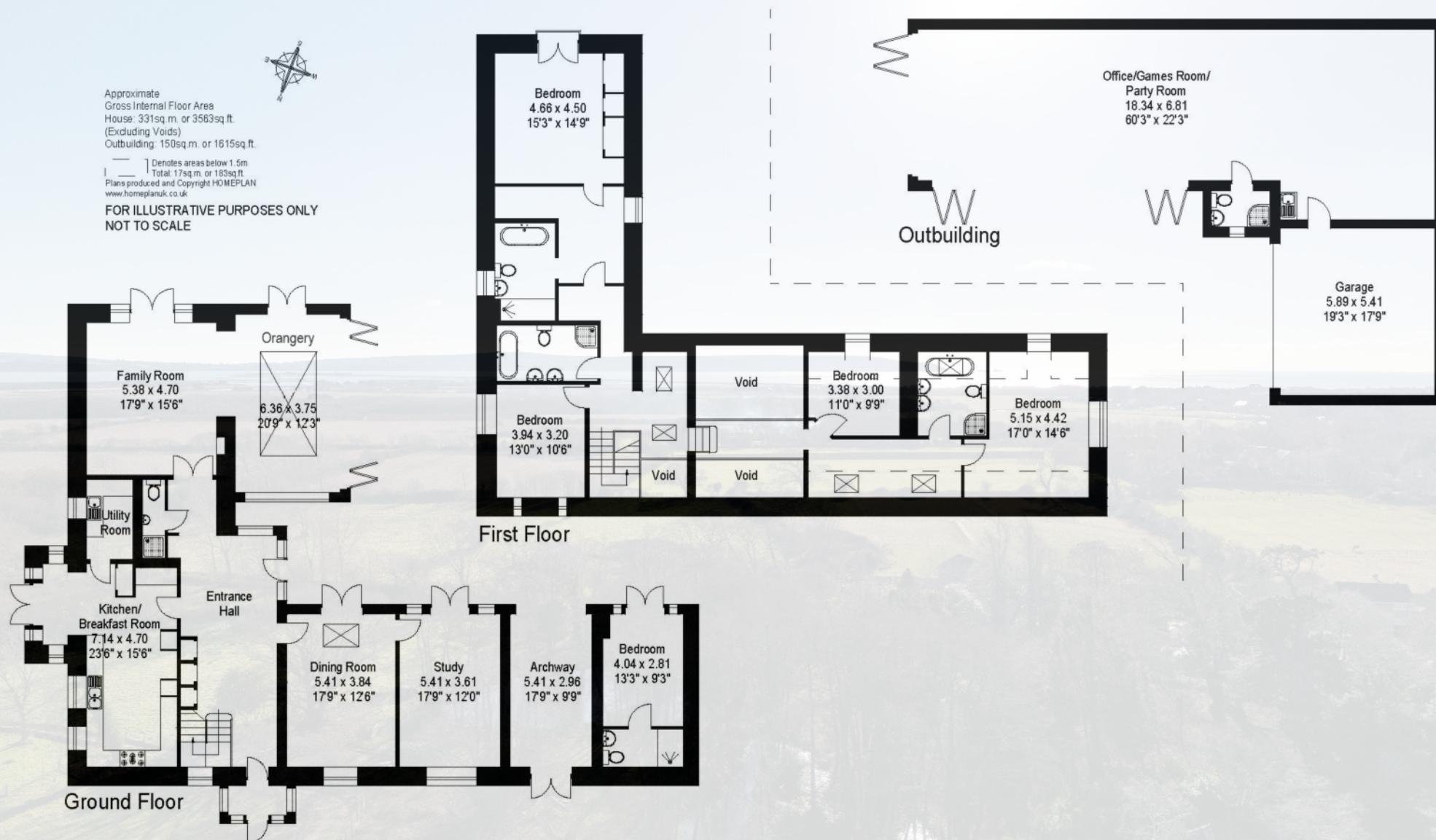
FLOOR PLAN



Approximate
Gross Internal Floor Area
House: 331sq.m. or 3563sq.ft.
(Excluding Voids)
Outbuilding: 150sq.m. or 1615sq.ft.

— Denotes areas below 1.5m
Total: 17sq.m. or 183sq.ft.
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NOT TO SCALE













The property is in a private setting along a 'no through' on the outskirts of Everton Village having easy access to the excellent village shop and pub nearby.

Services

Energy Performance Rating: C Current: 76 Potential: 82

Council Tax Band: F

Mains Gas, Electric and water.

Private drainage

Property Video

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







The town offers an excellent range of schooling, both state and private, catering for all ages.

Grounds & Gardens

To the front of the property there is off street parking for several cars and gated access through the old coaching stables with a winding driveway that leads to the rear of the house and on to the double garage complex and annexe. This area could be ideal for boat and classic car storage with the very large annexe offering multiple usage including, an annexe, home office or a gym & pool complex. Well stocked gardens surround the driveway and lead to the large serpentine walled garden which has a high degree of privacy, silver birch trees, pagoda, and mature plantings. There is a peaceful zen garden with ornate bridge, pond with fountain, a brick built well, raised decking area with storage and a fruit cage. The setting and character of this house are quite unique and ideal for owners who want a sense of space and privacy whilst enjoying flexible accommodation, multi generation living and the exceptional annexe which lends itself to a variety of uses, whether it be working from home, housing a relative or perhaps indulging a passion or hobby.

Important Notice

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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