



1 Stanford Road

*Lyminster, SO41 9GF*

SPENCERS  
COASTAL





*A beautifully refurbished and presented two double bedroom Grade II listed mid terrace property in the heart of Lymington with an attractive courtyard garden and easy access to the town's facilities.*

### The Property

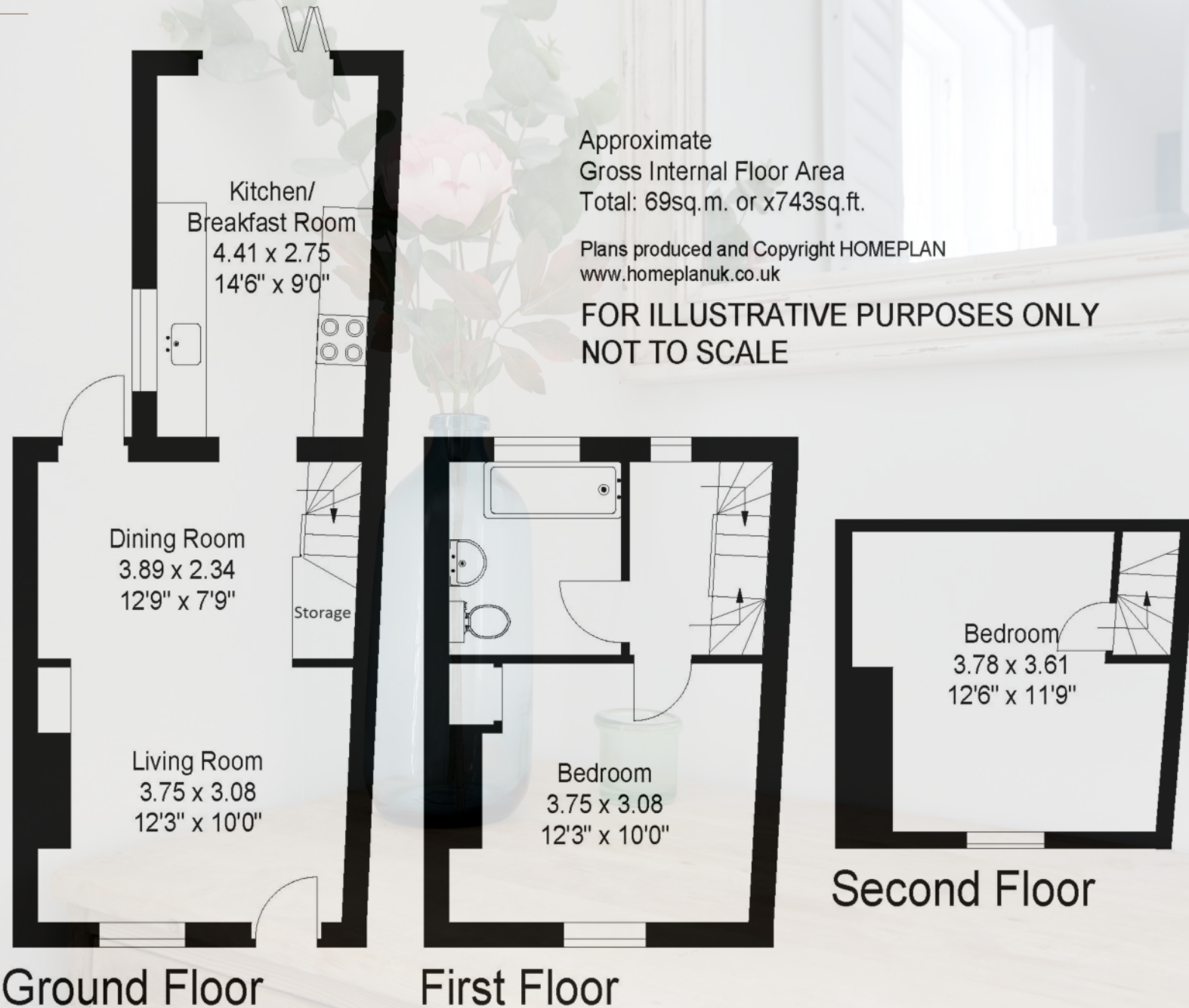
The On entering the property you are struck by the wealth of natural light that floods through the property. The property oozes character boasting oak flooring throughout the ground floor, a wood burning stove and fitted window shutters. The spacious living rooms flows seamlessly into the dining area with a door leading to the rear garden. An under stair cupboard offers a useful storage area for coats and shoes.

The cottage has been extended to the rear and this has created a wonderful modern kitchen offering clean lines with the fitted high gloss white base units and quartz worktops, integrated electric oven and hob, fridge freezer, wine fridge and washing machine. Bi fold doors lead out to the terrace area bringing the outside in and offering attractive views out from the kitchen.

**£420,000**



FLOOR PLAN





*The property has been renovated to a high standard and offers a stylish retreat with a wealth of character. No onward chain*

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

Stairs lead to the first floor where the main double bedroom is at the front of the property. On this floor there is also a large family bathroom with shower over bath, a stylish fitted painted vanity unit, WC and complimented with parquet style flooring. The second floor offers an additional double bedroom which completes the accommodation.



### **Directions**

From our office , proceed up the High Street and continue onto St Thomas Street. Join the one way system keeping in the right hand lane turn right towards the Waitrose superstore . The property can then be found a short distance along on the right hand side just opposite Waitrose .



## Grounds & Gardens

The garden is a hidden gem offering a private patio and raised lawn area to the rear of the property offering an ideal entertaining space. This wonderful walled garden offers an oasis away from busy town life. There is the added benefit of a garden store which provides a useful storage space.



## Situation

The property is situated in the beautiful Georgian market town of Lymington and is within walking distance of its shops. Also within easy reach are two marinas and sailing clubs, for which the town has gained its status as a world renowned sailing resort. Lymington is surrounded by the outstanding natural beauty of the New Forest National Park and on Saturday a market is held in the High Street. To the north, is the New Forest village of 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 gives direct access to London Waterloo in 90 minutes.



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

## Services

Energy Performance Rating: E Current: 47 Potential: 82  
Council Tax Band: C  
All mains services are connected.

## Property Video

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



## 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:  
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