



9 Clinton Road

Lymington, SO41 9EA



SPENCERS





An exceptional home that has been substantially extended, updated and finished to an extremely high standard with significantly larger rooms than one might expect.

The Property

Recently updated and significantly extended by the current owners this exceptional property offers single - level living with far greater scale of accommodation than one might expect. Over the last few years the property has benefited from an extensive overhaul including new wiring and plumbing in addition to the extensions and re-decoration that have made this such a unique opportunity.

The front door opens to a bright hallway with a doorway to a bright snug / bedroom 4 with views over the garden. The room is currently arranged as a second sitting room complete with wiring and infrastructure for wall mounted television. Across the hall is the exceptional kitchen / family / dining room which has a full height vaulted ceiling lending the room an impressive sense of scale. Bi-fold doors open onto the garden and there is a breakfast bar that separates the family room from the kitchen area which features integrated appliances and beautiful wooden worksurfaces.

£649,500



FLOOR PLAN

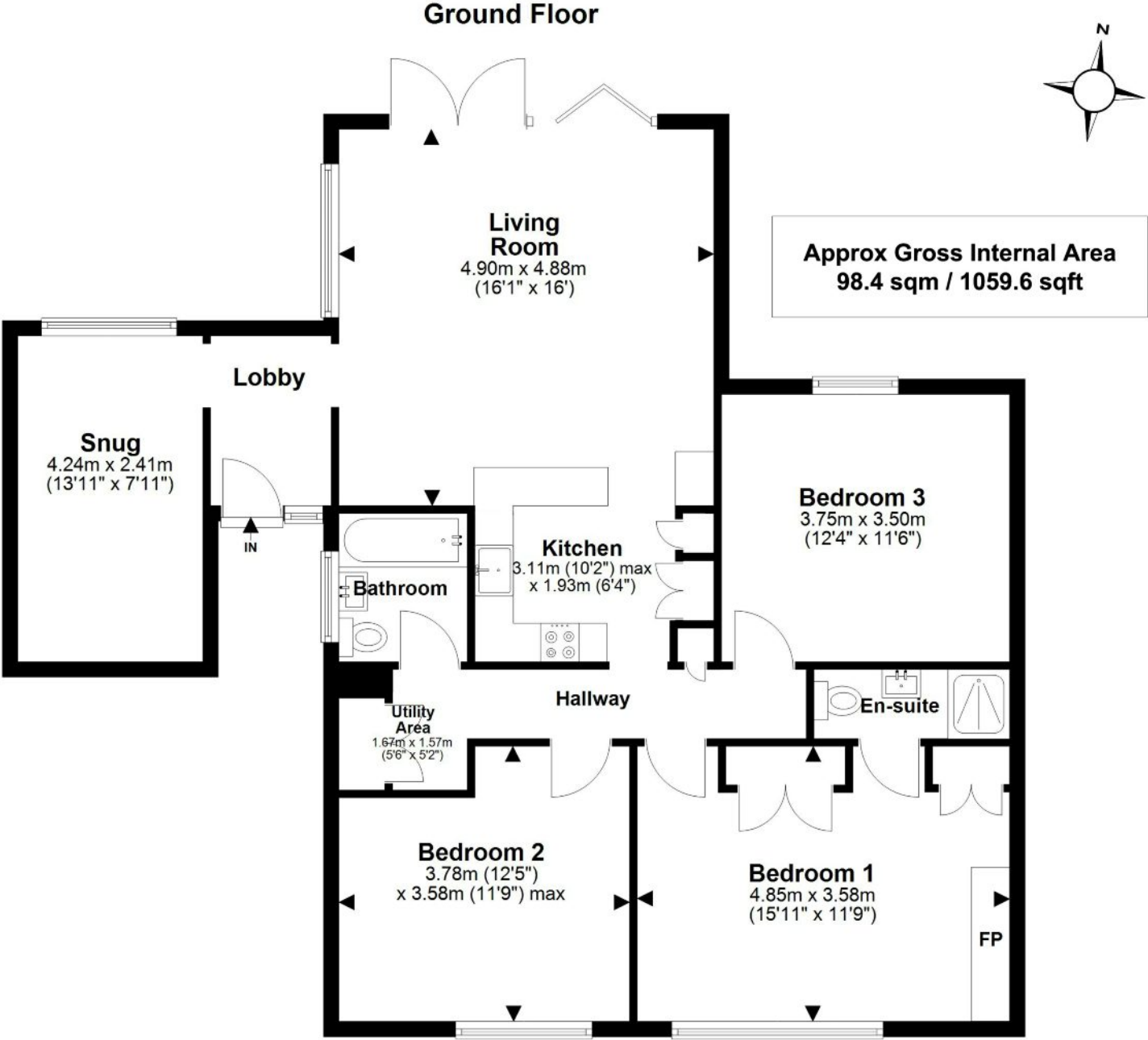


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.



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The property has a delightful low-maintenance garden as well as off road parking in a highly convenient location just over half a mile from Lymington High Street.

The Property continued . . .

Beyond the kitchen is a rear hall which provides access to a utility room with plumbing for both a washing machine and tumble dryer as well as a work surface above. The master bedroom is an impressive double room with feature fireplace, built in wardrobes and a beautifully finished en suite shower room. There are two further double bedrooms, both of which are particularly spacious and both feature built in wardrobes. There is also a further very nicely finished family bathroom.

Grounds & Gardens

The house is approached over a garden path with two private parking spaces to the side. The main garden lies to the rear and is remarkably private with no overlooking properties. Accessed directly from the bi-fold doors to the family room, there is a wide paved terrace which provides extensive space for relaxing and al fresco dining. There is also an outdoor kitchen complete with work surface, sink and space for fitted barbecue. To the side of the terrace is a lawn area and hard standing ideal for a shed or home office.



The approach to the property is characterised by wide grass verges and mature broad leaf trees which lends the area a particularly green and established environment which, as a no-through road, sees very little traffic.

Situation

Clinton Road is an increasingly popular location which enjoys an extremely sheltered and peaceful atmosphere which remains within walking distance of the High Street. The house is extremely well situated for ease of access to the centre of Lymington as well as both The Monkey Brewhouse pub and Buckland Rings, an ideal spot for dog walking. Lymington is well known for its excellent sailing clubs, marinas and access to The Solent. The historic High Street is home to numerous boutiques, cafes and restaurants and there is a railway station offering links to Brockenhurst and on to London Waterloo. The open spaces of the New Forest National Park lie just to the north of town with excellent bathing beaches approximately four miles away at Milford on Sea.

Directions

From our office head down the High Street towards the Quay and turn left by Costa into New Street. Continue to the end of the road then cross The Avenue into Lower Buckland Road. After about 350 yards turn right into Ellery Grove and then almost immediately turn left into William Road. Follow the road round to the right into Clinton Road and the property will be found towards the end of the road on the left hand side.



Additional Information

Tenure: Freehold

Council Tax: C

EPC: C Current: 69 Potential: 74

Property Construction: Standard construction

Utilities: Mains gas, electric, water & drainage. The water supply is not on a water meter.

Heating: Gas central heating

Broadband: Ultrafast broadband with download speeds of up to 1000mps available at this property (ofcom)

Electric Vehicle (EV) Charging Point: Yes

Parking: Shared access driveway

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.



LYMINGTON QUAY

For more information or to arrange a viewing please contact us:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk