



15 Ambleside Road *Lymington, SO41 3QS*

SPENCERS  
COASTAL









*A beautiful four bedroom detached family home located South of the High Street in a quiet cul de sac with an impressive 100ft south facing garden, ample parking and large garden/home office.*

## The Property

The front door opens in to a spacious hallway with wooden floors which run throughout the entire ground floor, there is also a cloakroom, stairs to the first floor and a large storage cupboard. The south facing family room is the heart of the home and offers a wealth of space and light with huge byfold doors providing beautiful garden views. The kitchen has one large central island with wooden work top surrounded by fitted units, integrated oven, hob and extractor, space for fridge/freezer and dish washer. There is space for sofas and large dining room table and chairs and a dedicated lounge area with additional sofas and a log burner ideal use as a TV room or snug. The family sized utility room has a further sink and plumbing for washer and dryer. There is a side door to the outside and a cupboard housing the modern boiler. To the front of the house, over looking the garden is a separate lounge with a feature fireplace.

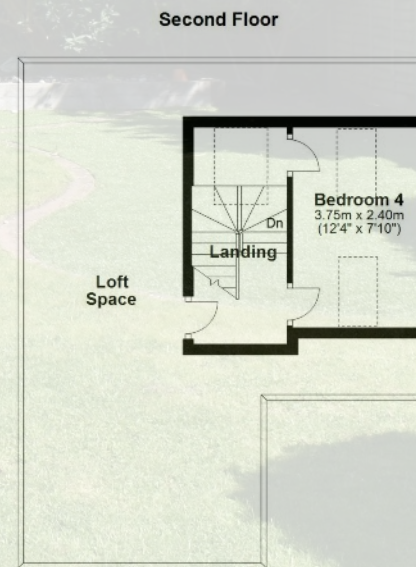
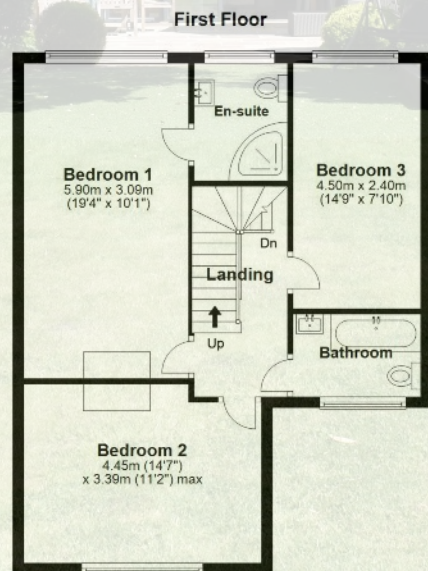
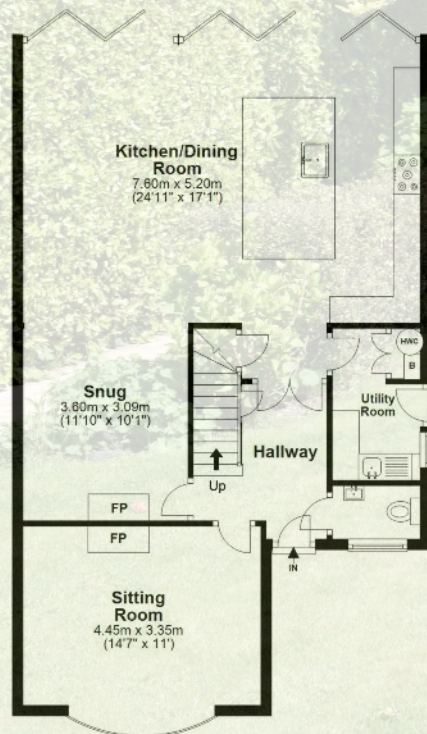
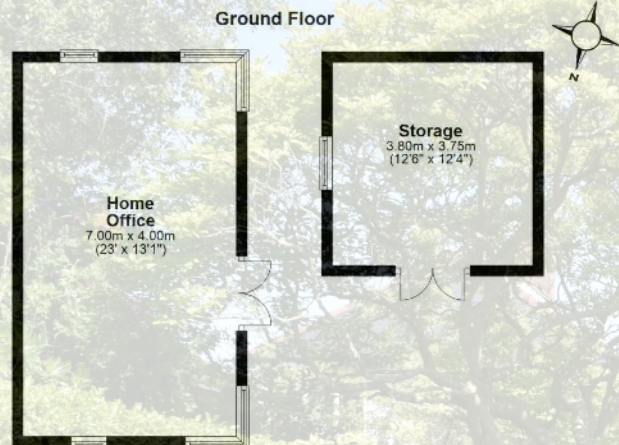
Rising the stairs to the first floor landing with three double bedrooms on this level. The primary bedroom over looks the garden with free standing wardrobes and an ensuite shower room.

**£995,000**





# FLOORPLAN



## Approximate Gross Internal Areas

House (over 3 floors): 160.2 sqm / 1724.4 sqft

Outbuildings (not necessarily in correct position/orientation):  
42.3 sqm / 455.3 sqft

**Total Approximate Gross Area:**  
**202.5 sqm / 2179.7 sqft**





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*The property has undergone extensive modernisation to transform it to a wonderful family home.*

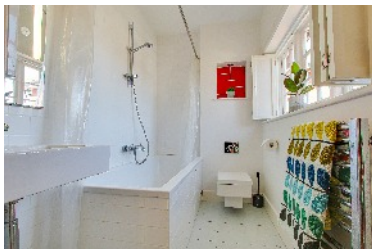
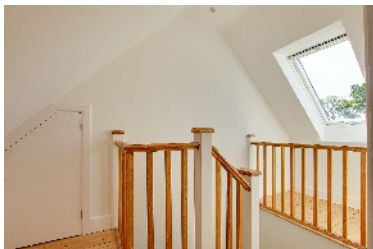
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### The Property continued . . .

The second bedroom is a lovely light and bright room with front aspect and a feature fireplace, bedroom three is a medium size room with garden views positioned adjacent to the family bathroom with a three piece white suit. Stairs continue to a half mezzanine level, and the fourth medium sized bedroom with twin velux windows.

### 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: B Current: 82 Potential: 85

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:

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