



The Vines

*6 Conference Place, Lymington, SO41 3TQ*

SPENCERS  
COASTAL





## THE VINES

LYMINGTON • HAMPSHIRE

*South of the High Street, an immaculately presented, light & bright five bedroom, three bathroom detached family house. Nestled in a quiet cul de sac within easy walking distance of the yacht clubs, marinas and sea wall. The property sits on an extremely wide plot and benefits from a double garage, driveway parking for several cars, and a south facing garden.*

### Ground Floor

Sitting Room • Kitchen • Dining Area

Garden Room • Study • Utility • Cloakroom • Garage

### First Floor

Principal Bedroom with En Suite and Dressing Room

Four Further Bedrooms, one with an En Suite • Family Bathroom

**£1,275,000**





## The Property

The front door opens into a wide hall with a feature solid oak open staircase leading to the first floor. To the right, there is a guest cloakroom, and good sized home office. Also, a feature alcove with seating area, and built in wine rack. The hall then flows through to the impressive dining area, with space for a good sized dining table and lovely garden views. Opening with feature frosted sliding glass door leads to the sitting room, which is a bright, double aspect room with a central electric flame effect fireplace. The dining hall leads into the open plan kitchen/breakfast and garden room. This is bathed with natural light with large sliding patio doors leading into the garden on both sides. Glimpses of the well tended garden are also featured through the large floor to ceiling windows. The bright Kitchen is well fitted and has a built in dishwasher, eye-level microwave, twin ovens, induction hob with concealed extractor above. There is a good range of worktops, including a central island/breakfast bar and built in cupboards and drawers, a door leads to the utility room with further

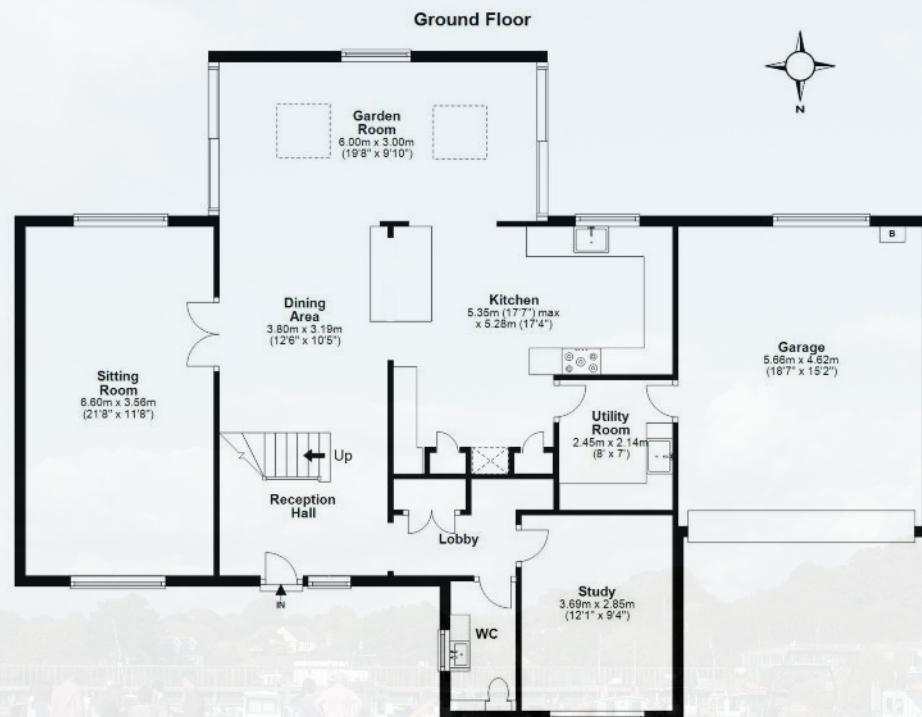
door into the double garage which houses the gas boiler.

The stairs lead to the first floor landing with doors to the five good sized bedrooms, two with en suites and a family bathroom. There is an airing cupboard and access to the roof space via a loft ladder. The main bedroom has a separate dressing area with contemporary ensuite and a range of fitted wardrobes. The primary guest suite is another large double bedroom with twin aspect and a spacious ensuite bathroom. The remaining three bedrooms are all doubles with the modern family bathroom completing the first floor accommodation.





# FLOOR PLAN



## Approx Gross Internal Areas

House: 221.4 sqm / 2383.0 sqft  
Attached Garage: 26.0 sqm / 279.8 sqft

**Total Approx Gross Area:**  
**247.4 sqm / 2662.8 sqft**

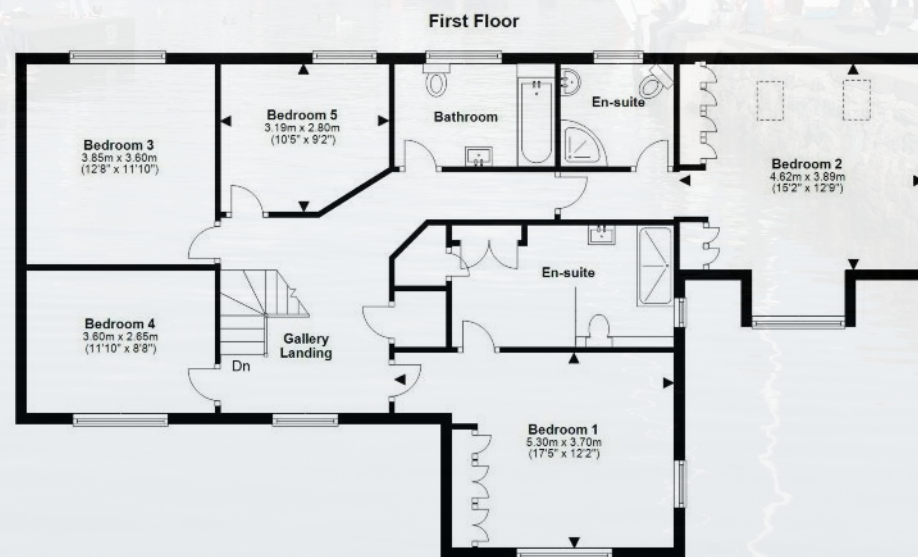


Illustration for identification purposes only. Measurements are approximate, not to scale. FP USKetch  
Plan produced using PlanUp.





## Grounds & Gardens

There is a granite and gravel frontage with off road parking for several cars to each side of the property. The double garage has remote access control to the up and over door.

The south facing garden is well stocked with a variety of mature shrubs and small trees with several patio areas strategically placed for relaxing in the private garden surrounded by a substantial brick wall.

It has been designed for ease of maintenance and to provide an inviting entertaining space as an extension from the kitchen/breakfast and garden room.





## The Situation

The beautiful Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour, is within a few minutes walk of the property. Also within easy reach are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. 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 approximately 90 minutes.

## Directions

Proceed along the High Street, turning left by the church into Church Lane. Continue along Church Lane, which leads into Broad Lane and after a short distance, Old Orchards is seen turning on the right hand side. Continue into Old Orchards and Conference Place is seen towards the end on the right hand side.

## Services

Solar panels fitted yielding approx £1,100 pa plus solar thermal system to supplement hot water

Energy Efficiency Rating: B Current 88 Potential 90

Council Tax Band: G

All mains services are connected.



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

## Property Video

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



## Important Notice

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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