



58 Highfield Road

Lymington, SO41 9JX

SPENCERS
COASTAL





58 HIGHFIELD ROAD

LYMINGTON • HAMPSHIRE

A beautifully presented, remodelled and refurbished five bedroom family home offering contemporary open plan living in a convenient location.

Ground Floor

Open Plan Kitchen/Dining/ Family Room • Living Room • Utility Room • Bedroom 4 & 5

Family Bathroom • Single Garage /Bike Store

First Floor

Principal Bedroom with En Suite • Bedroom 2 & 3 • Family Bathroom

Outbuilding

Home Office / Gym

OIEO £850,000



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The Property

On entering the property you are welcomed into an impressive hallway with double height ceiling and glass balustrades on the staircase allowing all the natural light to flow through. The hallway opens into the large modern open plan kitchen/diner ideal for family living, with a breakfast bar area, space for a dining table and an area for relaxing. The bi folds doors offer a wonderful outlook to the rear garden as well as a seamless flow of outdoor/indoor entertaining. A separate utility room offers generous storage as well as space and plumbing for a washing machine.

perfect for relaxing on those chilly winter evenings. There are two further double bedrooms and a family bathroom with separate walk in shower.

The property has been finished to exacting standards and is a wonderful family home.



The hallway leads through to the separate living room at front of the property which enjoys the warmth of a contemporary wood burning stove which is nestled in the corner of the room. The property benefits from two double bedrooms on the ground floor as well as a contemporary family bathroom.

On the first floor you are greeted by a spacious and light landing. The principal bedroom is of generous proportions and benefits from a wonderful ensuite bathroom with double sinks and a sumptuous bath







The Situation

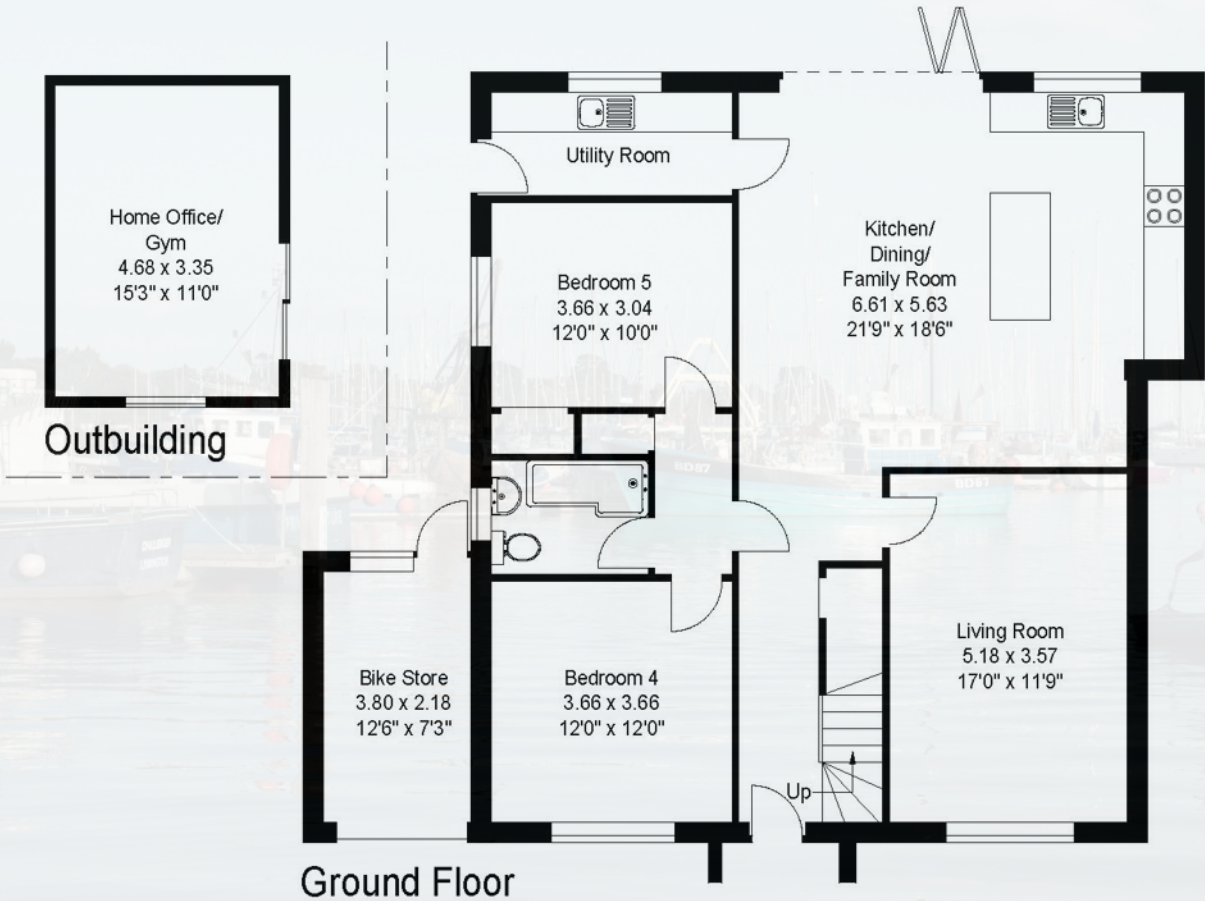
The property sits on an attractive residential road on the western fringes of the beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour. Less than a mile away are Waitrose Supermarket and Marks & Spencer with two large deep water marinas and the open air salt water baths approximately one mile beyond. 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

From our office in the High Street, proceed to the top and join the one way system staying in the right hand lane. Proceed along Southampton Road and after passing through the traffic lights, continue to the mini-roundabout, turning left into Alexandra Road. Continue to the end of the road and turn right into Fullerton Road and then left into Highfield Road where the property will be seen on the left hand side.

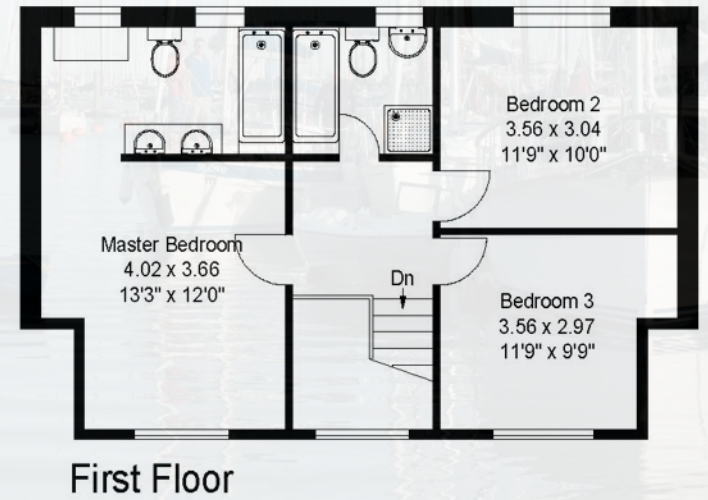
FLOOR PLAN



Approximate
Gross Internal Floor Area
House: 171sq.m. or 1841sq.ft.
(Including Bike Store)
Outbuilding: 16sq.m. or 172sq.ft.

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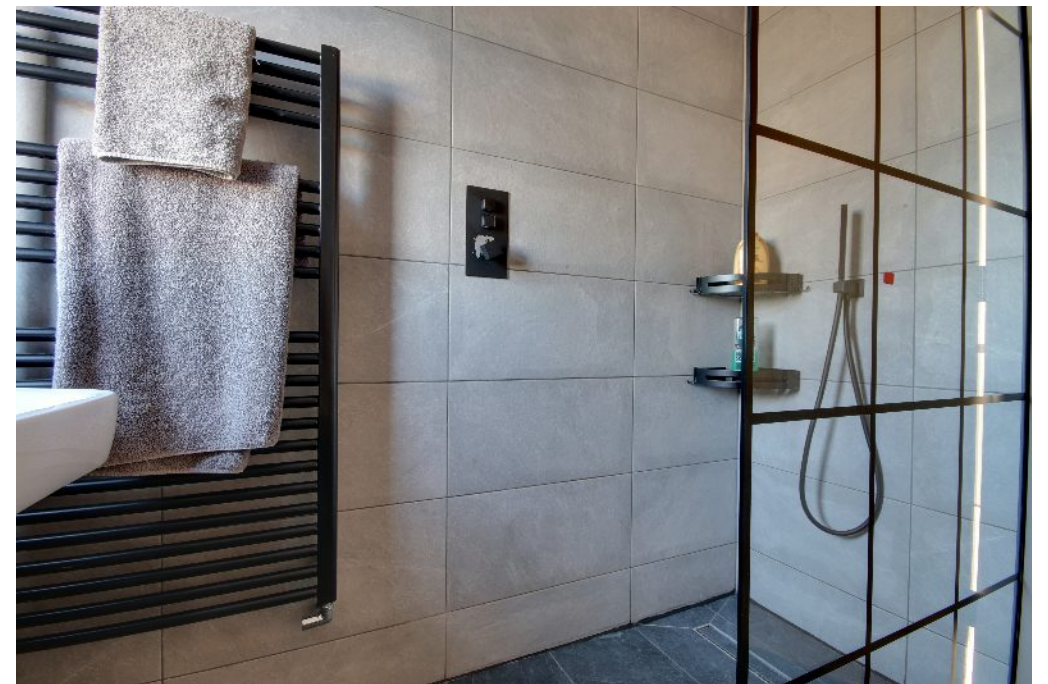
FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



Ground Floor

First Floor











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The property benefits from ample parking on the driveway, garage and separate garden home office/gym.

Grounds & Gardens

The property is approached via a gravel driveway providing parking for several cars. There is a single garage with power. Gated side access leads to the attractive rear garden which benefits from an outbuilding with heating and power currently used as a games/hobby room, ideal for family living.

Services

Energy Performance Rating: F Current: 27 Potential: 85
Council Tax Band: D
All mains services 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 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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