



35 Buckland Gardens *Lymington, SO41 8QL*

SPENCERS  
COASTAL









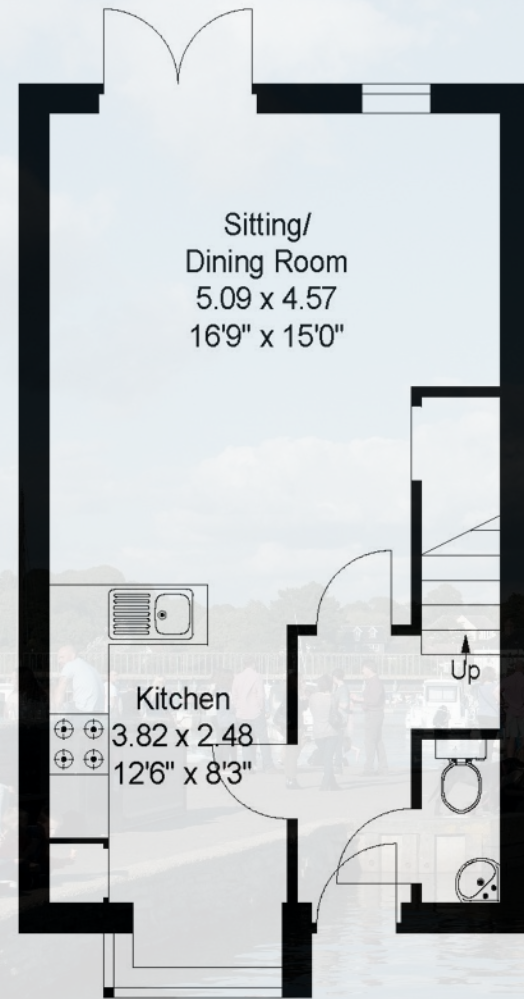
*A recently constructed modern four bedroom semi detached house with a superb open plan layout, south facing garden and generous parking.*

### The Property

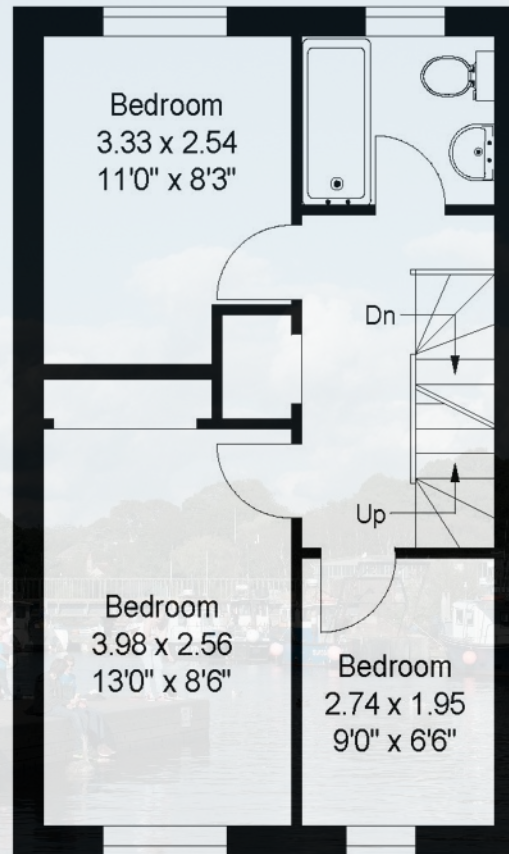
The entrance hallway has a wooden floor running through to the main open living area. There is a modern cloakroom and turning staircase to the first and second floor accommodation. The kitchen has wood effect flooring and a square bay window overlooking a residents green to the front. There is space for a table and chairs and ample storage in the comprehensively fitted contemporary kitchen. Integrated appliances include an oven and gas hob, washing machine and dishwasher. The breakfast bar opens into the living room allowing for a great entertaining space with views of the rear garden. A large cupboard provides effective storage. Double glazed doors open onto the rear terrace and garden.

**£490,000**

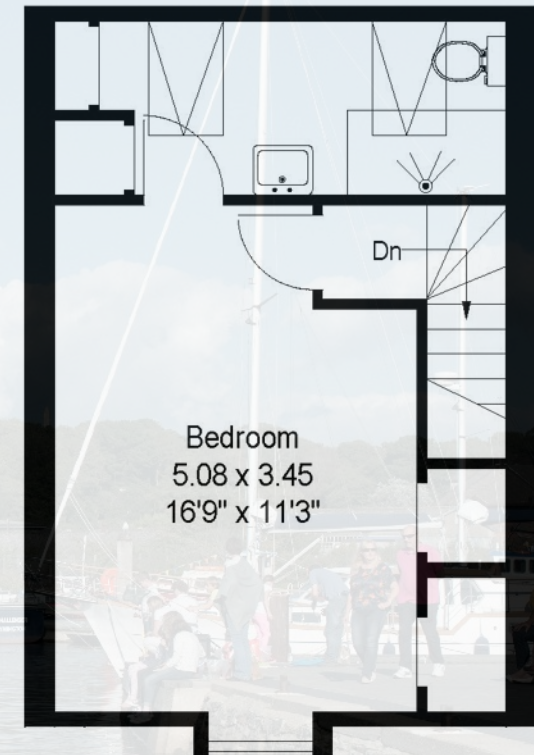
 4
  1
  2



Ground Floor



First Floor



Second Floor

Approximate  
Gross Internal Floor Area  
Total: 105sq.m. or 1130sq.ft.

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NOT TO SCALE





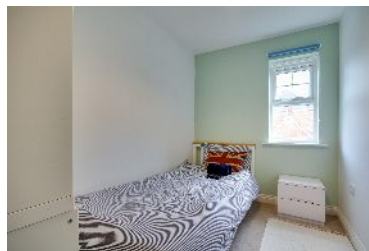
*Set in an exclusive development within reach of well-regarded schooling, Lymington High Street and adjacent open countryside.*

### The Property continued . . .

The first floor accommodation comprises two double bedrooms and a single bedroom. There is a family bathroom with a shower over the bath and a separate airing cupboard. Stairs continue to the second floor and to an impressive principal bedroom suite with dormer window to the front aspect and ample fitted wardrobes. There is a stylish en-suite shower room with large walk in cubicle and Velux window.

### Directions

From our Lymington office, proceed up the High Street bearing right onto the one way system. Continue along Southampton Road, through the traffic lights and over both roundabouts. A short distance after the second roundabout, turn right into Buckland Gardens. The property is located on the left hand side towards the end of the development.



## Situation

Buckland Gardens is an exclusive development of modern homes set on the Northern side of the Georgian market town of Lymington, which hosts a range of cosmopolitan shops, a picturesque harbour and two marinas as well as sailing clubs. To the North is the New Forest village of Lyndhurst which leads through to Junction 1 of the M27 which links to the M3 giving access to London. There is also a branch line train link (5.5 miles) to Brockenhurst Railway Station providing a half hourly service to London Waterloo with a journey time of approximately 90 minutes. There are also countryside walks moments away in the famous Buckland Rings and the High Street can be visited either by foot or a nearby bus stop.

## Grounds & Gardens

The property forms part of a small private setting within Buckland Gardens. The house is discreetly positioned at the end of the development which affords a high degree of privacy. To the front of the property there is a small garden with a pathway leading to the front covered porch. To the side of the property there is access to the covered carport and this provides parking for a couple of cars. The rear garden enjoys a southerly aspect and a good degree of privacy during summer months and can be accessed via a secure pedestrian gate to the side of the property. There is a large wooden workshop providing useful storage for bikes and garden furniture.





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

## Services

Tenure: Freehold

Council Tax: E

Energy Performance Rating: C      Current: 78      Potential: 90

Property Construction: Brick elevations with tile roof

Heating: Gas central heating

Utility Supplies: Mains Gas, electricity, water and drainage

Broadband: Superfast broadband with speeds of up to 76mbps is available at this property

Conservation Area: No

Parking: Carport

## Important Information

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.





## LYMINGTON QUAY

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

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