



Glenfoyle

39 Romsey Road, Lyndhurst, SO43 7AR

SPENCERS
NEW FOREST





GLENFOYLE

39 ROMSEY ROAD • LYNDHURST

A beautifully appointed three bedroom semi-detached Victorian house with ample parking, detached garage and generous open plan living space.

In a convenient location within easy reach of the open forest and the amenities of Lyndhurst.

£595,000



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1





The Property

The entrance hallway is a welcoming space of character with the original staircase rising to the first floor. There is storage provision for coats etc and a cloakroom. The main living room is a delight having been opened up from the front to the back of the house with a square bay window to the front aspect and an attractive Victorian open fireplace. To the rear is the dining area with two fitted book cases flanking another attractive Victorian fireplace. Glazed bi-folding doors open to the rear garden. The kitchen has ample storage provision with wooden cupboards and wooden work surfaces with a laminate top. There is space and plumbing for the washing machine and appliances include a range cooker, integral dishwasher and fridge freezer. There are windows to two aspects and glazed doors leads to the side of the house and to the garden. There is a cloakroom accessed from the hallway.

The first floor accommodation comprises three double bedrooms. Bedroom one has a square bay window to the front and two fitted wardrobe cupboards, bedroom two has a fitted cupboard. All bedrooms are served by the family bathroom with a shaped bath having a shower above and hand basin. There is a separate cloakroom to the first floor.



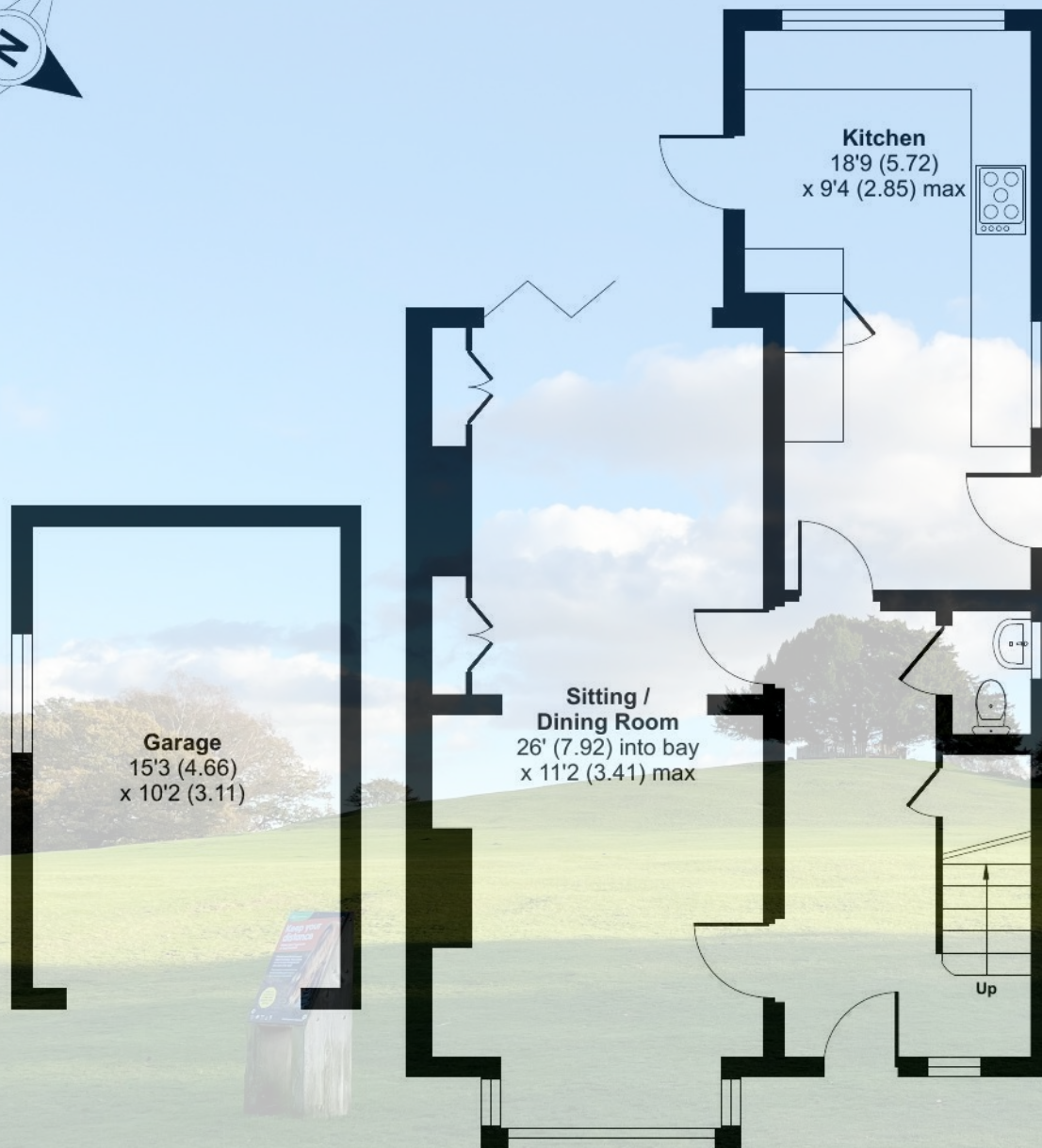


Approximate Area = 1089 sq ft / 101.1 sq m

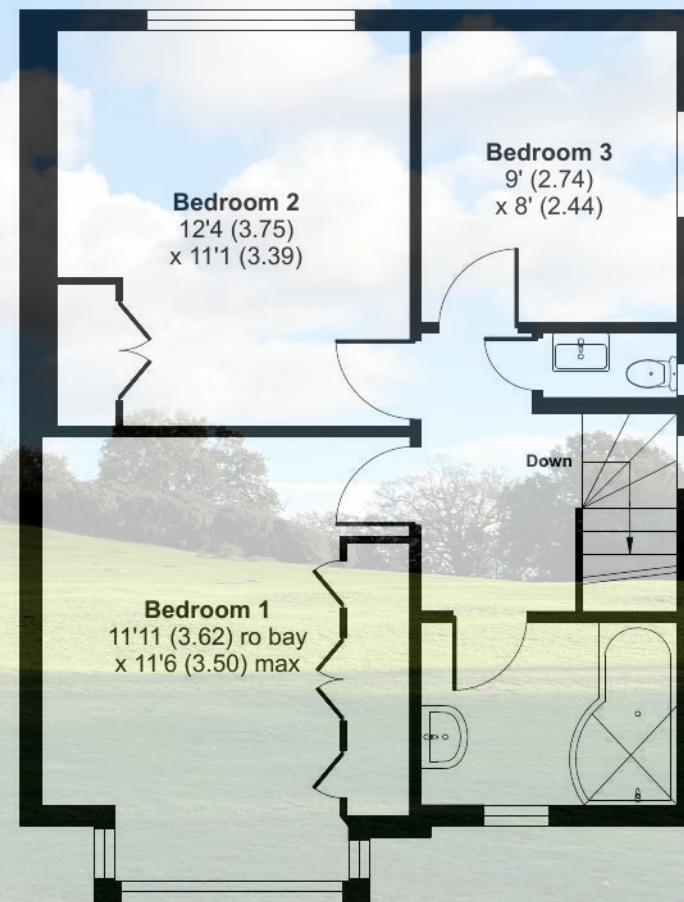
Garage = 156 sq ft / 14.4 sq m

Total = 1245 sq ft / 115.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Spencers of the New Forest Ltd. REF: 1153733



Grounds & Gardens

The house is elevated from a leafy lane accessed just off the Romsey Road and is well screened with mature shrubs in the front garden. A long driveway in front of the detached brick garage allows ample parking provision and easy access to the rear garden.

The garden has been designed for ease of maintenance with a stone terrace incorporating stone benches and raised flower beds. Ideal for al fresco dining having a lovely sunny westerly aspect. The whole has the feel of Mediterranean design and is ideally suited to those looking to lock up and leave perhaps.

Directions

From our office in Brockenhurst turn left and proceed up Brookley Road, taking the first turning on the left into Grigg Lane. Continue to the end of Grigg Lane and turn left onto the Lyndhurst Road. Continue along the road for approximately three miles until you are about to enter the one way system at Goose Green. Continue over the road into the one way system. Move into the left hand lane and, at the traffic lights turn left onto the A337 signposted Southampton M27. Follow the road for a short distance and take the left turning into the small lane where the house can be found in a elevated position on the left.

Additional Information

Tenure: Freehold

Mains gas, electric, water and drainage

Energy Performance Rating: D Current: 67 Potential: 80

Council Tax Band: D

Conservation Area: Lyndhurst

Superfast broadband with speeds of up to 80 Mbps is available at the property.



Situation

The property is located within easy reach of Lyndhurst High Street and the walks throughout the open forest nearby. The delightful village Lyndhurst has been regarded as the 'Capital' of the New Forest since William the Conqueror established the area as a royal hunting ground in 1079. The picturesque high street offers a wide range of boutique shops, everyday stores, cafes and restaurants with access to the open forest from the end of the street.

For the sailors, the Georgian market town of Lymington (10 miles) is a world renowned centre for sailing and yachting facilities with access to the open waters of The Solent, whilst the historic and much famed village of Beaulieu is only 7 miles away with further opportunities for sailing and the historic Bucklers Hard. The M27 Motorway is accessible from Junction 1 which is just a short drive providing access to Bournemouth, Southampton and the cathedral cities of Salisbury and Winchester.



Points of Interest

New Forest Golf Club	1.2 miles
Lime Wood	1.8 miles
Ashurst New Forest Railway Station	2.8 miles
Brockenhurst Train Station	3.9 miles
Brockenhurst College	4.2 miles
The Pig	4.5 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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