



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

# 19 Southampton Road

Lymington • SO41 9GH



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Offered with no forward chain, this charming Grade II Listed cottage is ideally situated in the heart of the town centre, within easy walking distance of the vibrant High Street and its wide range of shops, cafés, and amenities. The property offers immaculately presented open plan living accommodation arranged over three floors, together with two generous double bedrooms. Rare for a property of this style and location, the cottage also benefits from the added advantage of off road parking, making it an ideal main residence or second home.



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£425,000

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## Key Features

- Grade II listed cottage
- Accommodation arranged over three floors
- Garden room/studio/office
- Minutes walk to town centre and Waitrose
- Off road parking to the rear
- Open plan living/dining room
- Recently modernised
- Private rear garden and patio
- No Forward chain
- EPC Rating: E



# Description

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A delightful, town centre, Grade II Listed two double bedroom character cottage that has been renovated to a high standard throughout to offer light and airy, modern living accommodation whilst retaining many character features including wooden flooring, sash windows and a beautiful feature fireplace. This charming property benefits from a private, west-facing rear garden and off-road parking for one car.

The front door opens into a spacious open-plan sitting/dining room featuring wooden flooring throughout and the comfort of underfloor heating. A charming feature open fireplace with granite hearth provides a central focal point, adding warmth and character to the room. There is a window to the front aspect, while French doors to the rear open directly onto the garden, allowing plenty of natural light and creating an ideal space for both relaxing and entertaining. Stairs rise from the sitting area to the first floor. The kitchen is open to the living space and benefits from a raised ceiling, enhancing the sense of light and space. It is fitted with a range of floor and wall mounted units together with a selection of integrated appliances including a slimline dishwasher, washer/dryer, gas hob with extractor hood over, and a Bosch double oven. A stainless steel Franke sink unit with mixer tap sits beneath a window overlooking the garden, with additional windows to the side aspect providing further natural light. The property also benefits from a recently fitted new boiler.

The first floor landing features inset floor spotlights and contemporary stairs with a glass balustrade rising to the second floor, creating a stylish and modern feel while complementing the character of the property. The family bathroom is well appointed with a W.C. with granite-topped enclosed cistern, a vanity unit with granite surface and inset Villeroy & Boch wash hand basin, and a mirror with integrated lighting above. A panelled bath with rainfall/monsoon-style shower over completes the suite, while a window to the rear aspect provides natural light and ventilation. Bedroom two is a comfortable double room with a triple-glazed window to the rear aspect, overlooking the garden.

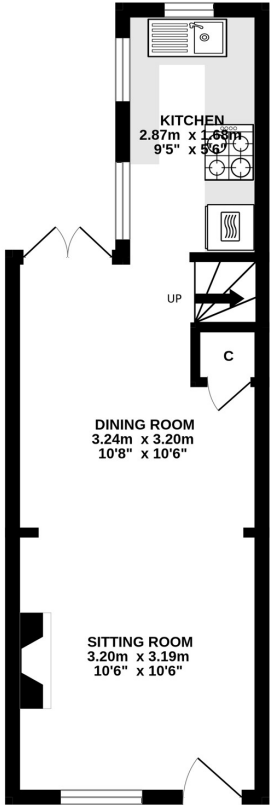
The second floor is dedicated to the impressive principal bedroom, a bright dual-aspect room featuring attractive exposed brickwork and wooden flooring, which together create a wonderful blend of character and contemporary style. Windows to both the front and rear aspects allow for an abundance of natural light. The room also benefits from access to the loft space, which is fully boarded and equipped with a pull-down ladder, power and lighting, providing excellent additional storage.

To the front of the property there is a small, attractive garden enclosed by a low brick wall with a wrought-iron pedestrian gate. A secure alleyway runs down the side of the property, providing convenient access to the rear garden. The private, low-maintenance rear garden enjoys a desirable west-facing aspect, ideal for enjoying the afternoon and evening sun. Immediately to the rear of the cottage is a paved patio area, perfect for outdoor seating and entertaining. Steps rise to the main garden, which has been attractively laid with slate shingle and is enclosed by fencing and mature shrubs, creating a peaceful and sheltered outdoor space. Tucked away at the end of the garden is a useful summer house/studio, complete with power and lighting, making it ideal as a home office, studio or hobby room. A pedestrian gate provides access to the allocated parking area, where there is off-road parking for one car.

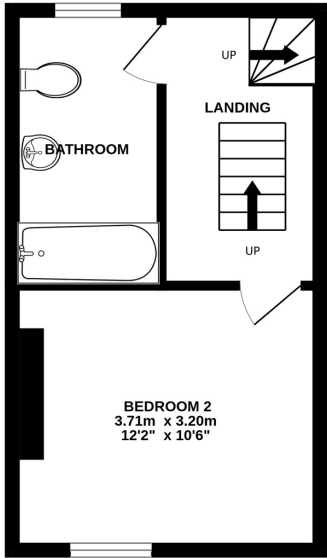
The property is close to Lymington High Street, the sailing clubs and the marinas. The beautiful Georgian market town of Lymington has many independent shops and a picturesque Quay, deep water marinas and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link into Brockenhurst Railway Station (approximately 5.5 miles) which provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes.

# Floor Plan

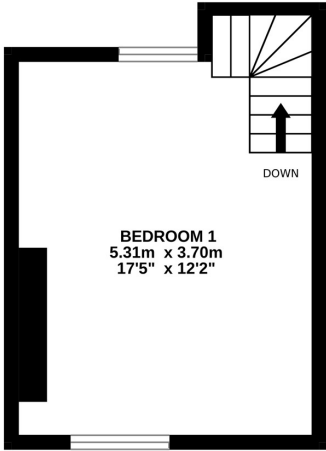
GROUND FLOOR  
24.2 sq.m. (260 sq.ft.) approx.



1ST FLOOR  
23.4 sq.m. (252 sq.ft.) approx.



2ND FLOOR  
19.6 sq.m. (211 sq.ft.) approx.



OUTBUILDING  
9.6 sq.m. (104 sq.ft.) approx.



19 SOUTHAMPTON ROAD

TOTAL FLOOR AREA : 76.8 sq.m. (827 sq.ft.) approx.

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For more information or to arrange a viewing please contact  
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