



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

# Riverside Cottage, 9 Kings Saltern Road

Lymington • SO41 3QF



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Offered for sale with no forward chain and located within a stone's throw of the Royal Lymington Yacht Club, this delightful three double bedroom semi-detached character house has the benefit of a large westerly facing rear garden and a detached garage with parking in front.



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£1,200,000

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## Key Features

- Large open plan kitchen/dining room enjoying views over the garden
- Utility room and ground floor cloakroom
- First floor family bathroom
- Offered for sale with no forward chain
- EPC Rating:D & Council Tax Band:F
- Sitting room and separate snug with feature fireplace and box bay window with window seat
- Three first floor bedrooms, master with balcony & en-suite shower room and bedroom two with large en-suite bathroom
- Detached garage close by, with parking space in front for one vehicle
- Spacious and immaculately presented accommodation and located within a stone's throw of Lymington River and the Yacht Clubs
- Large secluded and mature west facing garden

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# Description

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Offered chain free, this rarely available three double bedroom, semi-detached character house is located in a popular location, just a couple of minutes level walk from Lymington River and the local Yacht Clubs. This delightful property has been refurbished by the current owners to a high standard and offers spacious and beautifully presented accommodation.

Front door leading into the porch with window to the side aspect. Door leading into the sitting room to the left which has a window to the front aspect and this room is open plan to the snug on the right, which has a feature fireplace with hearth and mantelpiece with inset gas fire, and there is a box bay window to the front aspect with window seat.

From the sitting room, a door leads through to the inner hall, with a storage cupboard and cloakroom with WC and wash hand basin. Opening through to the superb open plan kitchen/dining room. This spacious room has a large kitchen with a comprehensive range of floor and wall mounted cupboard and drawer units with quartz worktop, inset one and a half single bowl and drainer sink unit with mixer tap over. There is a built-in microwave and dishwasher and wine fridge. Inset chimney breast with space for AGA/range cooker, tiled splashback and shelf above. Space for three quarter height fridge/freezer. Breakfast bar area with plenty of space for up to five tall stools. Dining area with ample room for table and chairs. Useful separate storage cupboard, window to the side and rear aspect, two sets of sliding doors leading outside. Stairs rising to the first floor. Door from the kitchen area through to the utility room where there are storage cupboards, space and plumbing for washing machine, wall mounted gas fired central heating boiler, external door leading outside.

First floor landing. Large master bedroom with built-in wardrobe, windows to the rear and side aspect. Door leading to a private balcony, which has ample room for bistro table and chairs and enjoys a lovely vista over the rear garden. En-suite shower room, with walk-in shower cubicle with glass shower screen, mixer shower and inset shelving for toiletries, WC, corner wash hand basin with vanity storage cupboard, chrome heated towel rail, full tiled walls and floor. Double bedroom two with french doors and juliet balcony to the front aspect. Door into the large en-suite

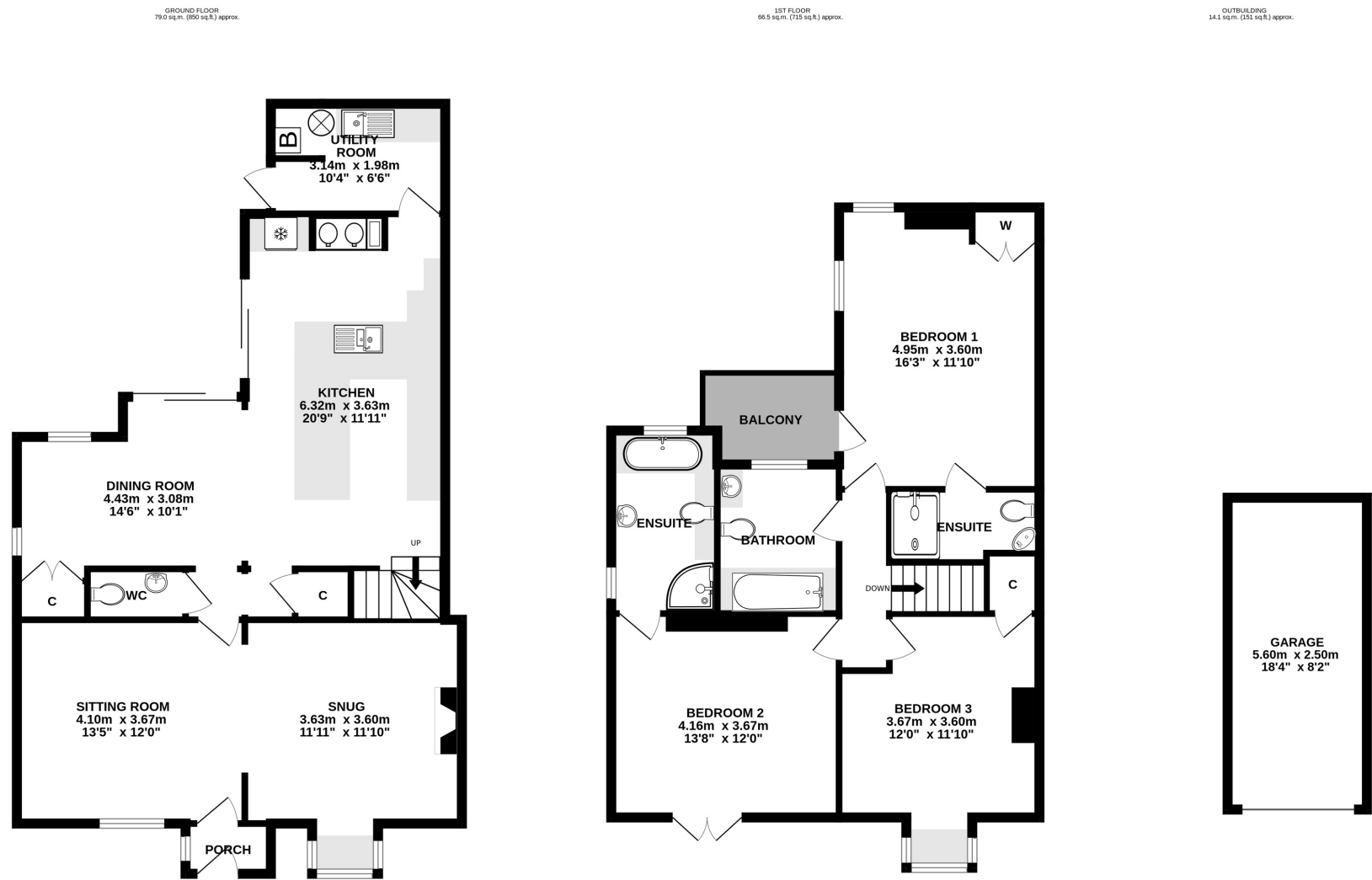
bathroom which has a bath with central mixer tap and hand-held shower attachment, wall mounted WC with concealed cistern and wall mounted wash hand basin with mixer tap. Separate walk-in corner shower cubicle with sliding doors with mixer shower and range of jets. Chrome heated towel rail, extractor fan, obscure glazed window to the side aspect, fully tiled walls and flooring with feature shelving. Third double bedroom with built-in cupboard and box bay window to the front aspect. Family bathroom with panelled unit with mixer shower and glass shower screen. WC with concealed cistern, inset sink unit with mixer tap and vanity storage drawers under. Chrome heated towel rail, obscure window to the rear aspect, fully tiled floor and walls.

To the front, there is a wrought iron pedestrian gate with flagstone path leading up to the front door and additional pedestrian gate to the left hand side, with path leading through to the rear garden. There is a low brick wall to the front aspect with mature shrubs and plants offering a high degree of screening. The rear garden is west facing and enjoys a sunny aspect. The large garden is very private and mainly laid to lawn with an abundance of mature well established trees, plants and shrubs. There is a large paved terraced area adjacent to the rear of the property with ample room for patio furniture and there is a wooden shed at the bottom of the garden.

Just across the road from the house is a detached garage with up and over door and parking in front for one vehicle.

The property is within an easy short walk of Lymington High Street, the sailing clubs and the marinas. The beautiful Georgian market town of Lymington, has many independent shops and the picturesque quay, deep water marinas, and sailing clubs. Lymington has a 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 to Brockenhurst Railway Station (approx. 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.

# Floor Plan



RIVERSIDE COTTAGE  
TOTAL FLOOR AREA : 159.5 sq.m. (1717 sq.ft.) approx.  
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For more information or to arrange a viewing please contact  
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