



3 Mayflower Close

Lymington, SO41 3SN



SPENCERS





3 MAYFLOWER CLOSE LYMINGTON • HAMPSHIRE

A beautifully presented, five bedroom family house, situated in a highly sought after and quiet location, close to the yacht clubs and marinas south of Lymington's popular High Street. The property benefits from a delightful kitchen/breakfast room, secluded garden, drive with off street parking and integral double garage.

Ground Floor

Kitchen • Dining Room • Drawing Room • Utility Room • Cloakroom • Garage

First Floor

Five Bedrooms two with En Suites • Family Bathroom

£1,850,000





The Property

This particularly generous property extends to over 2,600 sq ft and is very nicely presented offering comfortable accommodation in the heart of Lymington's most sought after residential area. The front door opens to a welcoming and spacious hall with a turning staircase to the first floor. There is a large ground floor cloakroom with WC. From the hall, one can gain access to all principal reception rooms. The dual aspect drawing room is exceptionally well proportioned at 18 foot square and features an attractive open fireplace with carved timber surround. The dining room is a also double aspect room with two pairs of french windows leading out the paved terrace and garden beyond. There is a Victorian style cast iron fireplace with gas coal effect fire with carved timber surround. The family kitchen/breakfast room is comprehensively fitted with a range of fitted cupboards and drawer units with granite work surfaces and a range of integrated appliances. There is an impressive central island with a range of drawers and shelves with space for a large range cooker. From the kitchen, French windows lead out to the paved terrace and garden beyond and a further door leads to the utility room which has a range of eye and base level cupboards and drawers with worksurfaces. There is an inset stainless steel sink and

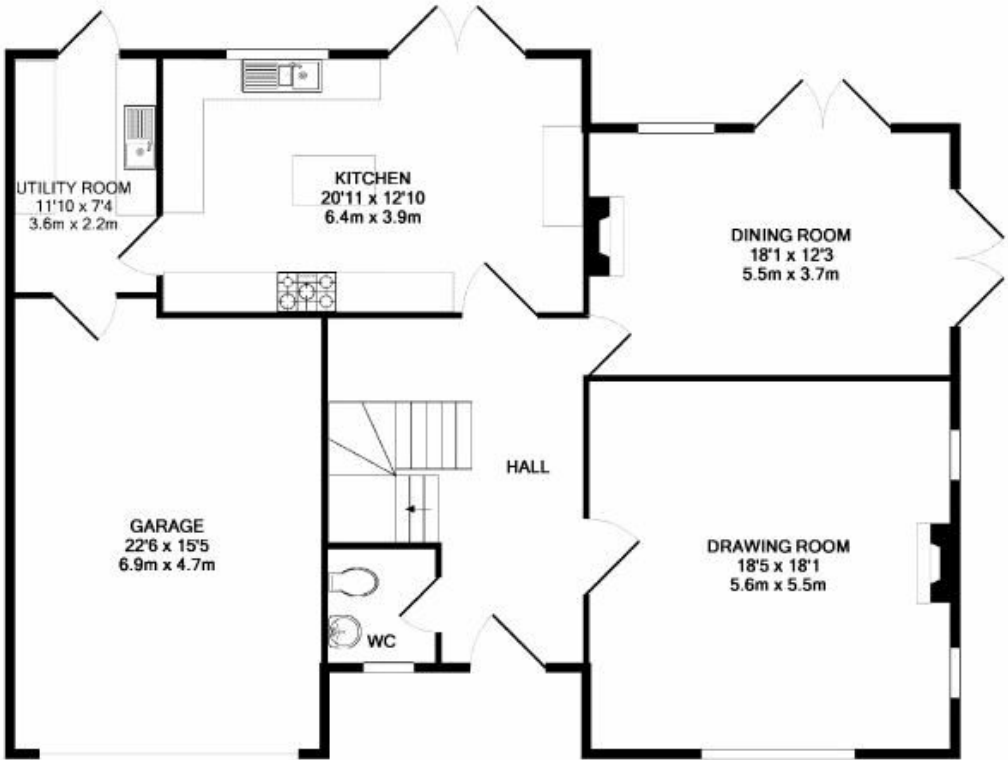
plumbing for a washing machine and space for tumble dryer. A part glazed back door leads out to the garden and a further door leads to the integral garage.

The turning staircase leads to a spacious landing with a door accessing the master bedroom, which enjoys the evening sunshine and has a full range of built-in wardrobes and an en suite bathroom with glazed shower cubicle, panelled bath with mixer taps and shower attachment, low level W.C. and pedestal wash hand basin. Bedroom two has built-in wardrobes and a dressing table with a door leading to the en-suite shower room comprising a large tiled shower cubicle, wash hand basin and low level W.C. Bedroom three and four are good sized double rooms with bedroom three having built-in wardrobes and dressing table and bedroom four has a built-in wardrobe. Bedroom five, currently used as a study, has a westerly aspect and good range of built-in wardrobes. There is also a generous family bathroom with both bath and separate shower.

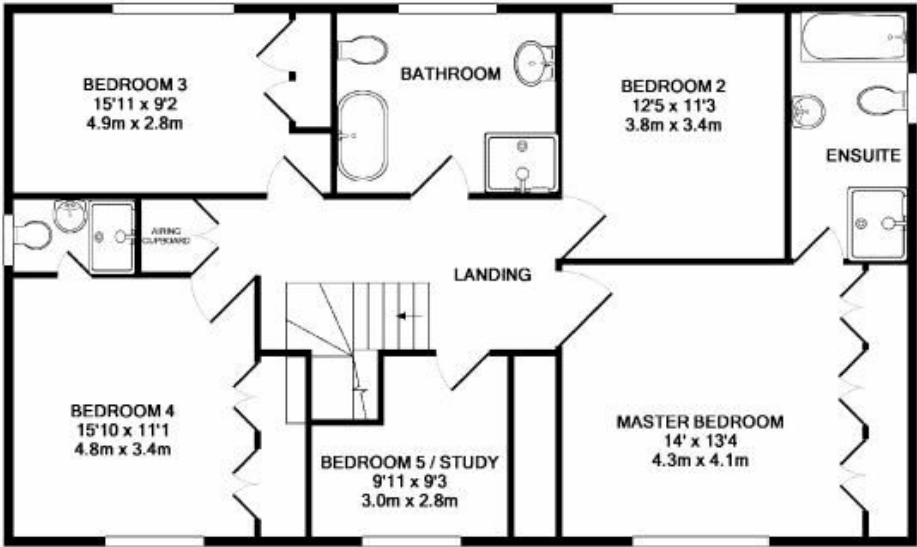




FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 1469 SQ.FT.
(136.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1157 SQ.FT.
(107.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2626 SQ.FT. (243.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2010







Grounds & Gardens

The garden is a plantsman's paradise designed especially with wildlife in mind. Hedgehogs visit every night plus many wild bird. There is a host of beautiful flowering trees and shrubs and an Ancient Greek urn creating a water feature. The property is approached via double wrought iron gates set between brick piers. This leads to an extensive paved area for parking and to the integral double garage with a double up-and-over door and power and lighting. The garden is mainly laid to lawn and extends to the rear and side of the property. The lawn is surrounded by well stocked borders and a brick wall which provides privacy and seclusion. There is a paved terrace adjacent to the rear of the house with access from the dining room and family kitchen/breakfast room. This is an excellent area for outdoor entertaining.

The Situation

The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. 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 90 minutes.

Directions

From our office in Lymington head towards the church and turn left opposite on to Church Lane. At the fork in the road, bear right into Broad Lane and continue to the T-junction. At the T-junction with All Saints Road, turn left and continue down Stanley Road. Take the third turning on the left into Mayflower Close and follow the road round to the right where you will see the house straight ahead.





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

Services

Tenure: Freehold

Council Tax: G

EPC - D Current: 61 Potential: 74

Property Construction: Brick elevations with tile roof

Utilities: Mains gas, electric, water & drainage

Solar Panels: Yes

Heating: Gas central heating. The property further benefits from electric underfloor heating in the master bedroom's en suite.

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property

Parking: Private driveway and garage

Important Notice

Spencers 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:

74 High Street, Lymington, Hampshire, SO41 9AL

T: 01590 674222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk