



Birch Springs

South Baddesley Road, Lymington, SO41 5SG

SPENCERS
COASTAL





This outstanding contemporary detached house features four bedrooms and is nestled on a generous plot of nearly one and a half acres of land. It has been meticulously crafted by its current owners to provide an appealing combination of generously proportioned, well-lit rooms that seamlessly integrate indoor and outdoor spaces.

The Property

Nestled within an idyllic, secluded setting, Birch Springs stands as a testament to the meticulous craftsmanship and thoughtful design of its current owners, offering a seamless fusion of indoor and outdoor living. The residence's large windows and doors create an unobtrusive link between the interior and the expansive terrace and garden, elevating the overall living experience to unparalleled heights.

Within the centre of this exceptional property lies the grand open-plan living area. Here, a sunken sitting space, an inviting dining room, a cosy family area, and a state-of-the-art kitchen with fully integrated appliances come together harmoniously. This space is designed for both comfortable family living and entertaining.

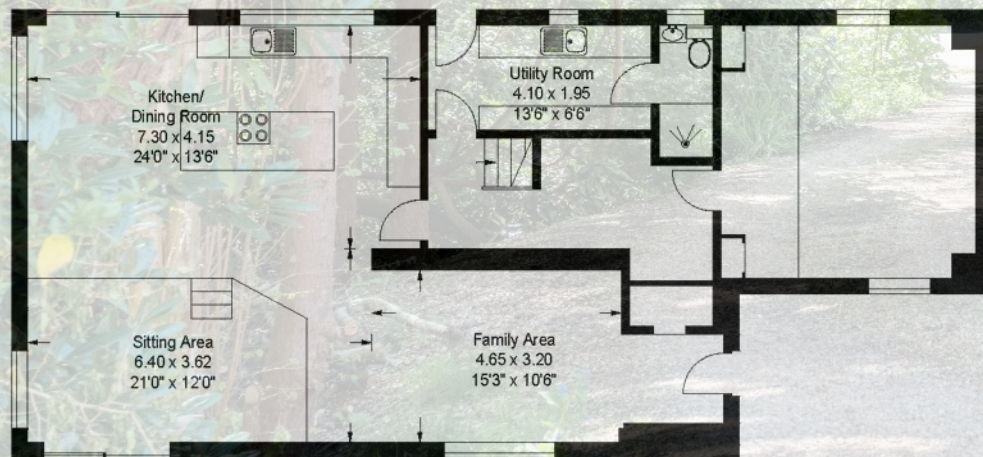
At the opposite end of the house, an opulent cinema room awaits, promising hours of entertainment and relaxation. Completing the offerings on the ground floor are a practical utility room and a conveniently located shower room, ensuring that daily living is as convenient as it is elegant.

£2,250,000 Guide Price  4  3-4  4

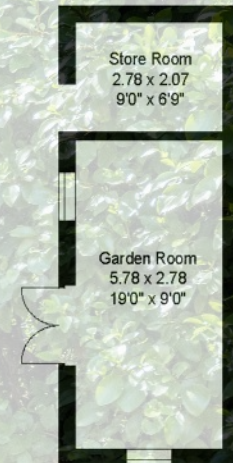
FLOOR PLAN



First Floor



Ground Floor



Approximate
Gross Internal Floor Area
House: 219 sq.m. or 2357sq.ft.
Garage: 49 sq.m. or 527sq.ft.
(Excluding mezzanine)
Outbuilding: 22 sq.m. or 236sq.ft.

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FOR ILLUSTRATIVE PURPOSES ON
NOT TO SCALE



The remarkable property is characterized by its expansive windows and doors that effortlessly lead to a breathtaking terrace and an open garden, facilitating versatile and modern living.

The Property continued . . .

Ascending to the upper level, you'll encounter the principal bedroom—a true sanctuary. It features an adjoining dressing room and an expansive en suite bath and shower room, offering a private retreat within the home. The guest bedroom is equally remarkable, graced with an en suite shower room and sliding doors that open onto a sun-drenched, south-facing balcony, adding a touch of luxury to every morning.

On the second floor, two additional bedrooms and a well-appointed family bathroom round out the living spaces, making Birch Springs a complete and inviting home for those seeking the pinnacle of comfort, style, and functionality.





The residence is conveniently located within a short stroll from Lymington Pier and is situated less than half a mile away from the charming Georgian market town of Lymington.

Ground & Gardens

The driveway leads to ample parking and a spacious double garage situated at the front of the property. The front of the house enjoys a southerly orientation. The property is enhanced by a beautiful wrap-around garden. You'll find charming low-level steps that guide you to the surrounding stone terrace, featuring elevated flowerbeds. This terrace provides ample seating space, further steps lead to the rear lawn. Additionally there is summer house to the rear of the garage, which would make an ideal home office or studio.

The Situation

Birch Springs sits within private grounds in a slightly elevated position. The property is walking distance to Lymington Pier and the National Park. Lymington High Street is also within walking distance and has an excellent selection of shops, restaurants, and facilities. Lymington Pier and Lymington Town stations are both within easy walking distance with half-hourly links to Brockenhurst (10 minutes) which offers a mainline service to London Waterloo (approximately 1 hour 45 minutes). The Isle of Wight and open Forest are easily accessible, and Junction 1, M27, is 12 miles to the north. Walhampton independent prep school is within walking distance. So, too, is Walhampton Golf Course, Walhampton Arms and The Ferryman inn.



Directions

From our office in Lymington High Street, turn left. At the bottom of the hill turn left again into Gosport Street. Continue for a short distance; at the roundabout turn right into B3054 (Bridge Road) and cross Lymington River. Turn right onto Undershore Road, follow along the road to the end which becomes South Baddesley Road, continue past Elmers Court Hotel and the driveway to the property is on the left after 0.2miles.

Services

Energy Performance Rating: D Current: 59 Potential: 89
Council Tax Band: F
All Mains Services Connected

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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