



Bath Lodge

Kings Saltern Road, Lymington, SO41 3QD



SPENCERS

Bath Lodge





BATH LODGE

KINGS SALTERN ROAD • LYMINGTON

A beautiful contemporary home with panoramic views of the Lymington River and perfectly positioned south of Lymington's Georgian High Street. This five / six bedroom house offers ample off street parking, a double garage, beautiful garden and is ideally positioned for the town's yacht clubs and marinas.

Reception Hall • Open Plan Kitchen/ Dining/Family Room

Two Ground Floor Double Bedroom Suites • Utility Room • Shower Room • Laundry Room • Pantry

First Floor Drawing Room with Terrace • Three First Floor Double Bedrooms with One En Suite • Family Bathroom

Second Floor Bedroom Six/The Lookout/Office

Integral Double Garage • Parking • Enclosed Rear Garden • Garden Store

£2,395,000



5



3



5



The Property

An unique contemporary home with Art Deco-style influences with large picture windows and extensive first floor sun terrace to maximise the river views, Bath Lodge makes the most of its location close to the Lymington River and the Solent.

This spacious home offers well presented light-filled, airy rooms many enjoying views across the waters to the Isle of Wight and across the Lymington River. Bath Lodge features impressive attention to detail and a high standard of finish throughout. Highly unusual in the heart of Lymington, the property benefits from spacious gardens, parking and garaging.

Accommodation highlights include a spacious open-plan kitchen / breakfast / family room with bespoke kitchen units, a free standing range cooker and numerous integrated appliances. A spacious boot room, utility room, laundry and pantry adjoin the kitchen. The family seating area features French windows leading to a private east-facing terrace.

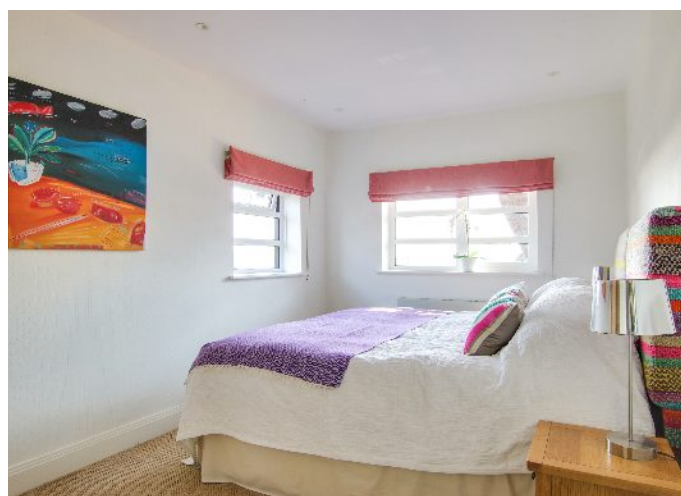
The reception hall has a glass and steel staircase rising against a fantastic double-height window. A spacious first floor drawing room offers stunning views, feature fireplace, circular skylight

and opens onto a spectacular south and west-facing terrace. There are a total of six spacious bedrooms, three of which have en-suite bathrooms.

A particular feature of the property is the "The Lookout". This study or sixth bedroom is on the second floor with windows on three sides giving panoramic 180° views over the Royal Lymington Yacht Club, across the Lymington River and the Isle of Wight.



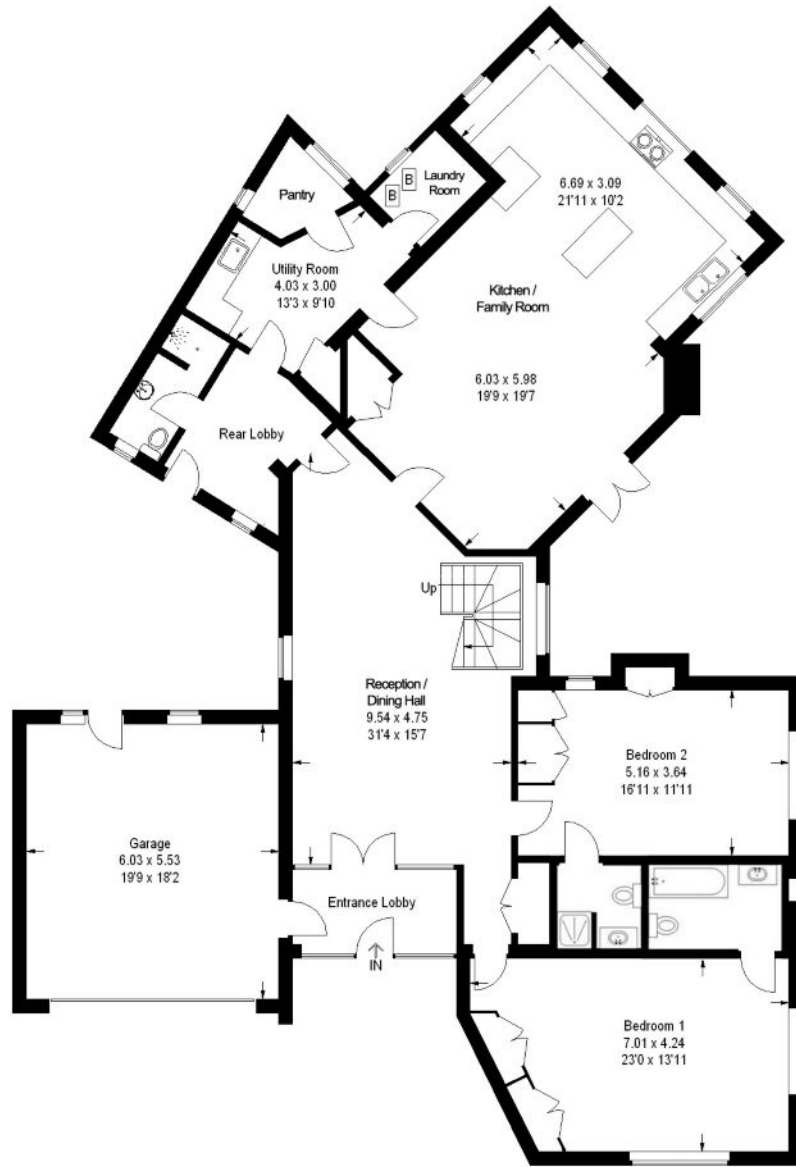




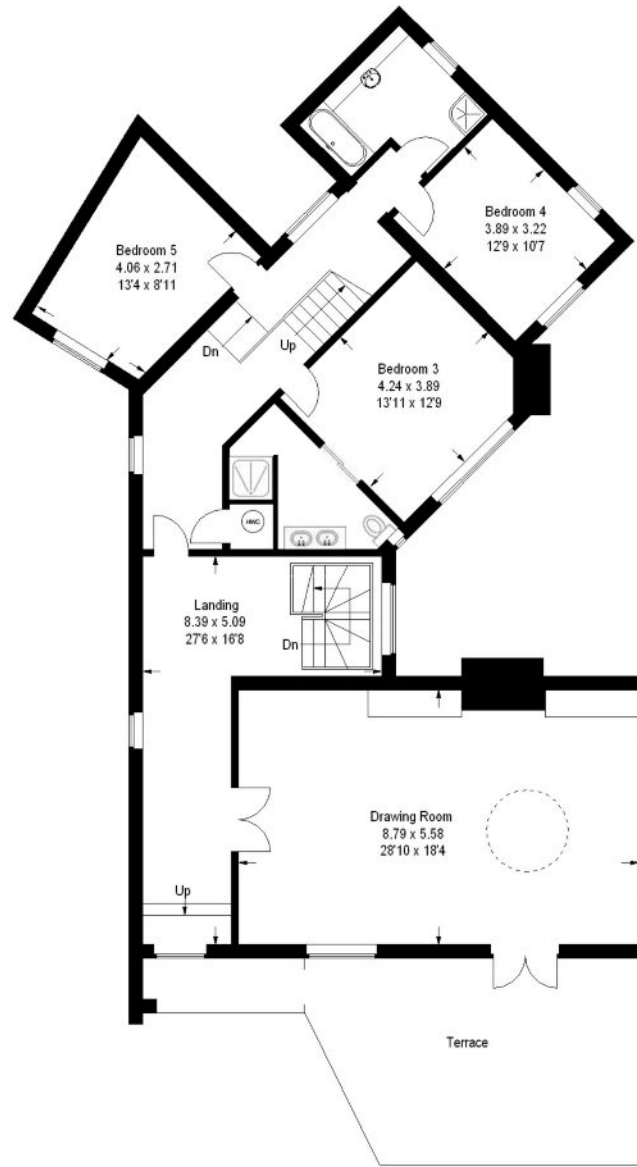
FLOOR PLAN

Bath Lodge

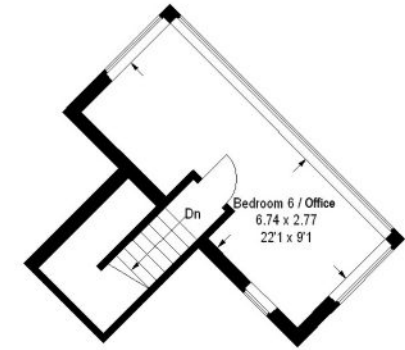
Approximate Gross Internal Area = 422.6 sq m / 4549 sq ft
(Including Garage)



Ground Floor



First Floor



Second Floor









Grounds & Gardens

The house is approached through electric gates which open to a gravel driveway giving access to turning, parking and the integral double garage. Grounds of just under a third of an acre include south and west-facing lawned gardens, cedar trees, a substantial brick and slate outbuilding and a further generous gravelled area. Double gates give direct access onto the neighbouring car park from where a dinghy can be launched directly onto the water from the public slipway. In addition to the gardens, the large first floor terrace provides a fantastic outside seating area with outstanding views across the water.

The Situation

Bath Lodge is situated, south of the High Street, in one of Lymington's most sought after locations. Positioned close to the Marinas and both the Royal Lymington Yacht Club and the Lymington Town Sailing Club, the house is just a 10 minute stroll to the High Street. Bath Lodge offers excellent outside space for boat and dinghy storage, making the house ideal for the sailing enthusiast.



Lymington is situated on the southern edge of the New Forest and is recognised worldwide as a sailing resort. It is a picturesque market town with an excellent range of boutiques shops and restaurants, a weekly market, and a selection of cafes and pubs. The Lymington Railway Station is a branch line to Brockenhurst mainline station, where there is a mainline to London Waterloo (approximately 90 minutes). London is an easy 90 minute drive away.

There are highly regarded independent schools in the area include Ballard, Durlston Court and Walhampton, while local state schools at every level are mostly rated 'good' or 'outstanding' by Ofsted.

Directions

From the bottom of Lymington High Street, turn down Captains Row and follow the road round to the right into Nelson Place. At the bottom of the hill, turn right at the T-Junction on to Bath Road. Proceed past the park and band stand on the left hand side and the house will be found on the left hand side just after the road curves to the right.



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

Services

Tenure: Freehold

Council Tax - H

EPC - C Current: 72 Potential: 75

Property Construction: Brick construction with polymer membrane roof

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating

Broadband: FTTC. Fibre-optic cable to the cabinet, then to the property. Ultrafast broadband with speeds of up to 1000mbps is available at this property.

Conservation Area: King's Saltern

Parking: Private driveway and garage

Points of interest

Royal Lymington Yacht Club	0.3 miles
Lymington Yacht Haven	0.2 miles
Waitrose Lymington	1.2 miles
Stanwells	0.7 miles
Priestlands Secondary School	1.3 miles
Walhampton (Private School)	1.7 miles
Brockenhurst Train Station	5.5 miles
Brockenhurst Tertiary College	5.7 miles

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:

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