



17 Brackens Way

Lymington, SO41 3TL

SPENCERS
COASTAL





South of the High Street and within a short walk of the twin marinas, a well presented, light & bright four bedroom, two bathroom detached family house. Nestled in a quiet cul de sac within easy walking distance of the high street, yacht clubs and sea wall. The property sits on a good sized plot and benefits from a double garage and driveway parking for two cars, plus a West facing garden.



The Property

The outer porchway provides space for coats, boots and umbrellas. An inner door opens in to the L shaped hallway with an under stairs storage and door to the double garage. The lounge is a lovely light and spacious room with a feature fireplace, windows to the front garden and glass doors leading through to the dining room with patio doors to the rear garden. This room connects through to the kitchen with a range of cupboards and worktops, space for fridge freezer, dish washer, and cooker. The utility is off here with rear access, cupboard units and plumbing for washer and dryer.

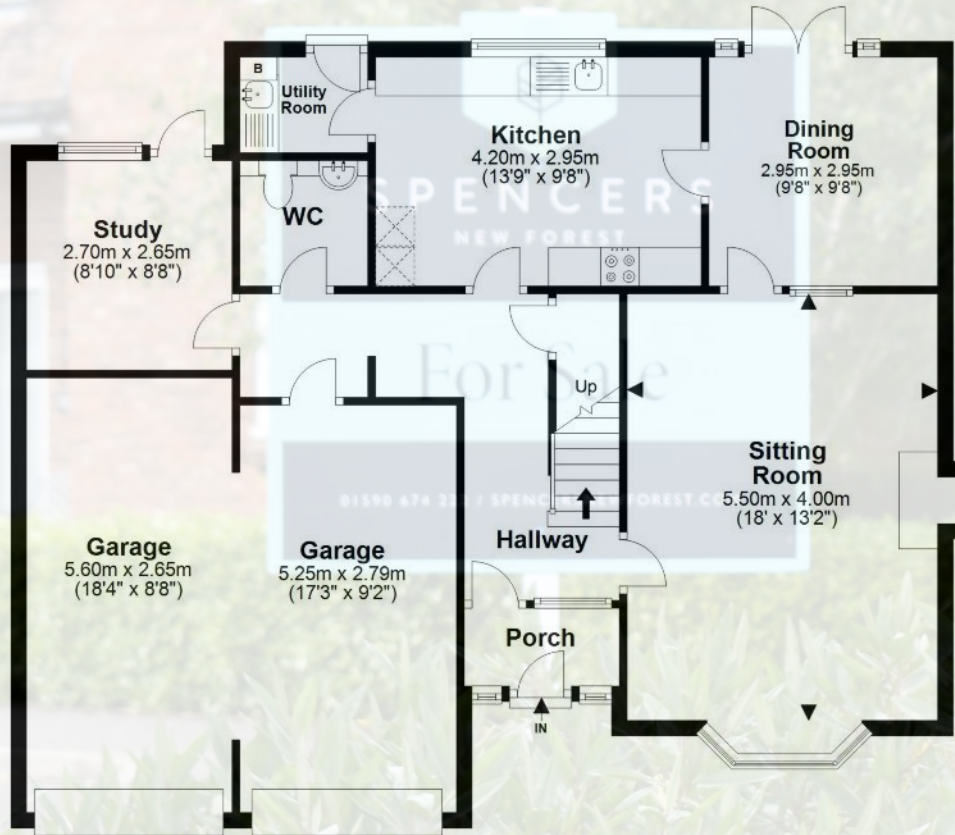
Stairs rise to the first floor with a landing, loft access and airing cupboard. The master bedroom faces to the front with a range of fitted wardrobes and an ensuite bathroom. Bed two is also a double with front aspect and wardrobe, bedroom three and four are both good sized rooms and are adjacent to the family bathroom suite.

£925,000

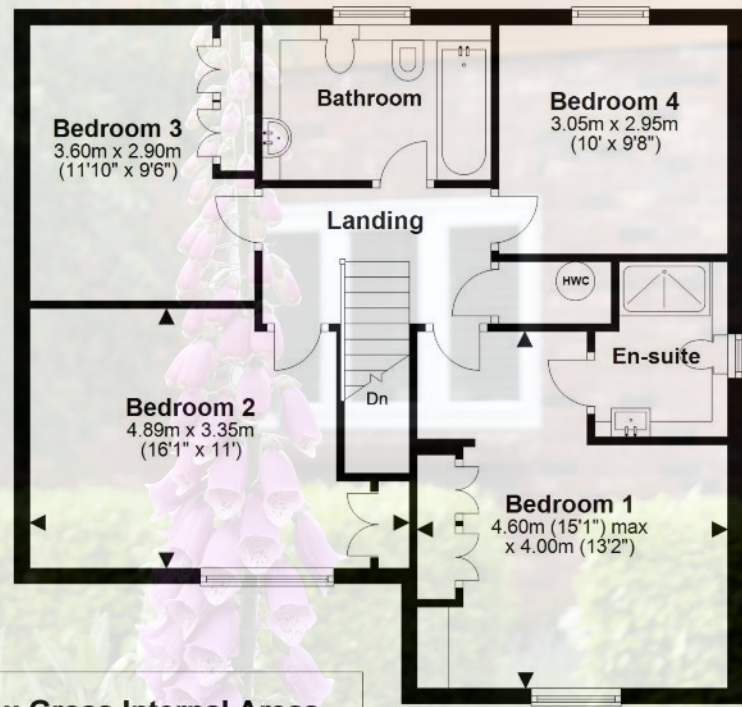


FLOOR PLAN

Ground Floor



First Floor



Approx Gross Internal Areas
House: 139.0 sqm / 1495.0 sqft
Garages: 31.0 sqm / 334.1 sqft
**Total Approx Gross Area:
170.0 sqm / 1829.1 sqft**

Illustration for identification purposes only; measurements are approximate, not to scale. FP USKetch Plan produced using PlanUp.



Grounds & Gardens

There is off road parking for two vehicles on the driveway with a larger than average double garage with twin electric doors. The West facing lawned garden is well stocked with a variety of mature shrubs and small trees, with a patio area strategically placed for relaxing in the private garden surrounded by colourful plantings and fence borders. The garden has been designed for ease of maintenance and to provide an inviting entertaining space as an extension from the kitchen and dining room. There is a side garden which leads round to the front of the property with a further planting area.

The Situation

The beautiful Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour, is within a few minutes walk of the property. Also within easy reach 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 approximately 90 minutes.

Directions

Proceed along the High Street, turning left by the church into Church Lane. Continue along Church Lane, which leads into Broad Lane and after a short distance, Old Orchards is seen turning on the right hand side. Continue into Old Orchards and Brackens Way is seen towards the end on the right hand side.

Services

Energy Performance Rating: C Current: 69 Potential:83

All Mains Services Connected

Council Tax Band: G

Tenure: Freehold

Maintenance Charge: £125 per annum

Important Information

Spencers of Lymington 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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