



Birchcroft

29 Westfield Road, Lymington, SO41 3QB

SPENCERS
COASTAL





BIRCHCROFT

29 WESTFIELD ROAD • LYMINGTON

A unique opportunity to purchase one of the most attractive period properties in Lymington. Birchcroft is a substantial Edwardian Villa with a commanding position on a beautiful garden plot south of Lymington High Street, just a short walk to the Marina and sea wall. There is a detached double garage with a separate annexe above.

Ground Floor

Sitting Room • Drawing Room • Dining Room • Study

Kitchen/Breakfast Room • Utility Room • Cloakroom

First Floor

Principal Bedroom with Dressing Room & En Suite • Three further Bedrooms two with En Suites

Second Floor

Two Bedrooms • Shower Room

Annexe

Kitchen • Shower Room • Living Room • Bedroom

Double Garage

£2,350,000





The Property

This beautiful Edwardian property is one of Lymington's landmark houses ideally positioned moments from the Marina and High Street. The front facade features ornate detail above the main entrance and the beautiful archway to the front porch offers a wonderful first impression of the property. All principal rooms are reached via a wide central hall from which a staircase leads to the first floor with an impressive full height window on its half landing. A sense of space continues into the beautifully proportioned drawing room with its elegant fireplace and large bay window overlooking the front garden. The formal dining room boasts French windows onto the garden and offers a tranquil and sunny place to relax. The property benefits from a second sitting room with windows both to the front and the rear garden with a working wood burning stove and an abundance of natural light. The kitchen/breakfast room has a classic yet contemporary feel with modern fittings and a glazed extension with double doors leading to a spacious home office and opening onto a pretty courtyard garden ideal for catching the morning sun. Beyond the kitchen is a large utility room with fitted storage. One of the keys to the

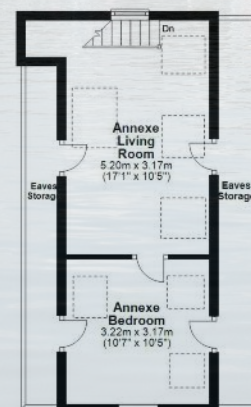
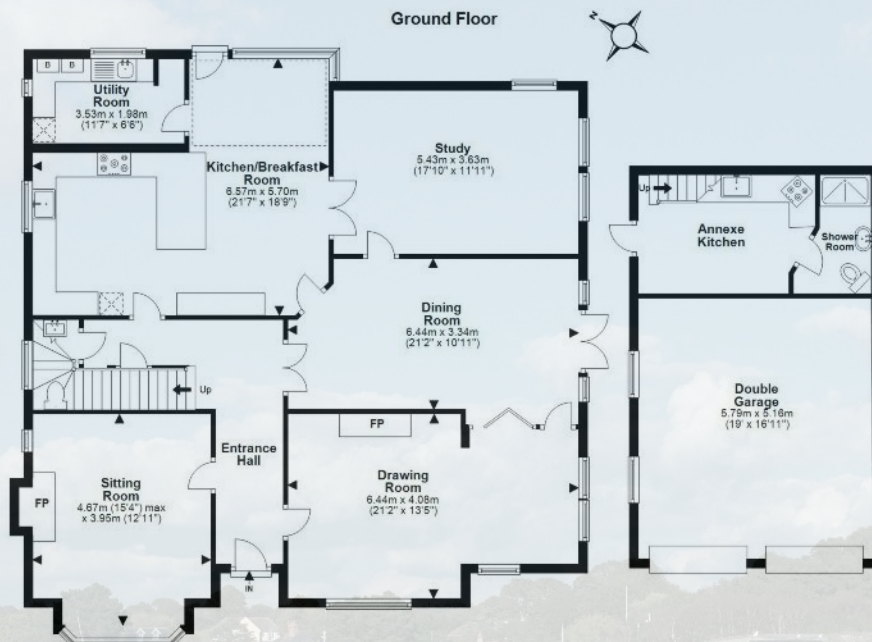
house's appeal is the bright southerly aspect and charming gardens

On the first floor a large landing leads to four double bedrooms, the family bathroom and stairs to the second floor. The principal bedroom is a substantial size with views over the garden, a walk in dressing room and large an en-suite with a bath and separate walk through double shower. On the second floor there are two further double bedrooms and bathroom.





FLOOR PLAN



Approx Gross Internal Areas

House: 306.1 sqm / 3295.6 sqft
Annexe & Garage (not necessarily in correct position/orientation):
71.9 sqm / 773.6 sqft

**Total Approx Gross Area:
378.0 sqm / 4069.2 sqft**









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This imposing six bedroom property offers an abundance of character features and charm with the benefit from a south facing garden.

Grounds & Gardens

The property is approached via a gated gravel driveway offering ample parking and access through to the detached double garage. The double garage offers excellent storage and garaging and has a separate one bedroom self contained annexe above which provides ideal additional accommodation. There is a small kitchen area, shower room, separate living room and double bedroom, ideal for a home office or additional accommodation. The front curtilage is fenced and planted borders surround the driveway, the double garage and access to the courtyard and formal gardens. Carefully maintained and extensively stocked over several years the beautifully designed and maintained gardens encompass level lawn, patio, courtyard area as well as space for a hot tub. There is pedestrian gated access through to the driveway. The house is perfect for summer entertaining with doors leading from the dining room to a patio which overlooks the lawn. The garden enjoy a southerly aspect and good degree of privacy. To the side of the kitchen there is a courtyard garden, ideal for enjoying the morning sun, with access from the kitchen/breakfast room.

The Situation

Birchcroft is set in a sought after location, south of the High Street, within minutes of the Marinas and Sailing Clubs. The Georgian market town of Lymington offers cosmopolitan shopping and a picturesque harbour and is surrounded by the outstanding natural beauty of the New Forest National Park. 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 a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.



Services

Tenure: Freehold

Council Tax: G

Energy Performance Rating: D Current: 66 Potential: 77

Property Construction: Brick elevations with tile roof

Heating: Gas central heating

Utility Supplies: Mains gas, electric, water & drainage

Broadband: Cable broadband. Basic broadband with speeds of up to 28mbps is available at this property

Conservation Area: No

Parking: Garage & Driveway

Annexe Council Tax Band: A

Annexe Energy Performance Rating: tbc



Directions

From our office in the High Street turn left opposite the church into Church Lane. After passing Grove Road bear left into Waterford Lane. At the end of Waterford Lane turn left into Stanley Road, follow this road a short distance and take the right hand turn into Westfield Road where the property can be found immediately on the left hand side.

Important Notice

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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