



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

1 Filton Road

Lymington • SO41 9GU

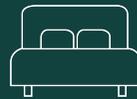


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Located in a popular cul-de-sac within easy, level walking distance of the centre of Lymington, this well-presented semi-detached house offers comfortable and practical living throughout. The property benefits from a generous, mature rear garden, ample driveway parking, a garage, and an open-plan kitchen/dining room, ideal for modern family life and entertaining.



3



1



£500,000

Key Features

- Kitchen/dining room with doors opening out onto the rear garden
- Sitting room with feature fireplace
- Private driveway with ample parking
- Detached garage
- Cul-de-sac location, within easy walking distance of Lymington High Street and local amenities
- Ground floor cloakroom
- Three first floor bedrooms
- Good size mature rear garden
- Family bathroom
- EPC Rating: E



Description

An excellent opportunity to purchase a well presented three bedroom semi-detached house, situated in a quiet cul-de-sac within easy reach of Lymington High Street and its array of local amenities. Further benefits of this delightful home include a detached garage, ample off-road parking, and a beautiful, well established rear garden.

The front door opens into a welcoming entrance hall with stairs rising to the first floor, a side aspect window, and a useful understairs storage cupboard. The cloakroom comprises a WC, wash hand basin, and a side aspect window. To the right of the hallway is the sitting room, featuring a fireplace and a front aspect window providing plenty of natural light. To the rear of the property is an open-plan kitchen/dining room, a light and airy space ideal for modern living and entertaining. The kitchen is fitted with a range of floor and wall mounted cupboards and drawer units, with space and plumbing for a washing machine and dishwasher, as well as space for a tall fridge/freezer. There is a built-in oven with ceramic hob over, a wall mounted gas fired combination boiler, and a rear aspect window overlooking the garden. The dining area comfortably accommodates a dining table and chairs, with sliding patio doors opening onto the rear garden.

The first floor landing has a storage cupboard and a front aspect window. The primary bedroom benefits from a fitted wardrobe and a front aspect window. Bedrooms two and three both enjoy rear aspect windows, with views over the garden. The family

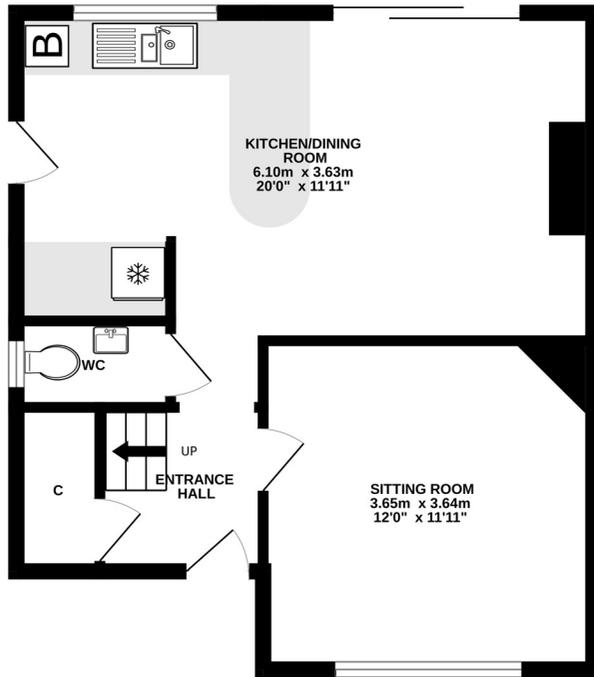
bathroom is fitted with a white suite comprising a panelled bath with mixer tap, mixer shower with additional rainfall shower head and glass shower screen, WC, and wash hand basin. Part tiled walls and side aspect window.

Externally, the property offers a generous gravel driveway providing ample parking, with timber fencing running down the side of the house to the double gates. Beyond the gates is the detached garage. The front garden is laid to lawn with flower and shrub borders and a pathway leading to the front door. The private rear garden is beautifully established with mature shrubs and hedging, predominantly laid to lawn, and features a decking area at the rear, ideal for outdoor dining, entertaining, or simply relaxing in a peaceful setting.

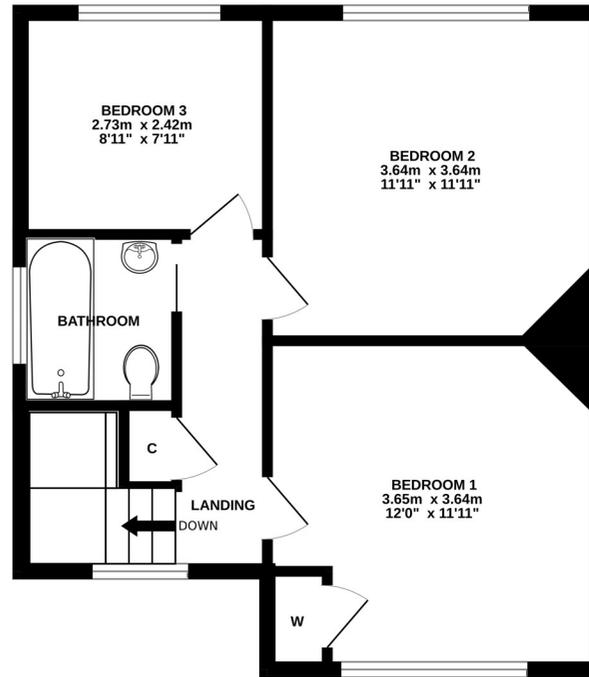
Filton road is situated in a quiet cul-de-sac, within walking distance of the beautiful Georgian market town of Lymington. Lymington has many independent shops, deep-water marinas, sailing clubs and a picturesque cobbled street leading to the quay. This popular town also has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and 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 provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes.

Floor Plan

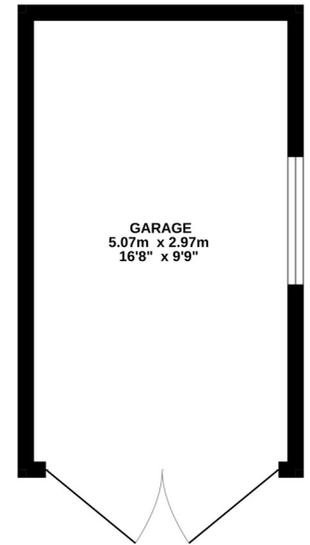
GROUND FLOOR
42.6 sq.m. (458 sq.ft.) approx.



1ST FLOOR
42.8 sq.m. (460 sq.ft.) approx.



GARAGE
15.1 sq.m. (162 sq.ft.) approx.



1 FILTON ROAD

TOTAL FLOOR AREA : 100.4 sq.m. (1081 sq.ft.) approx.

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For more information or to arrange a viewing please contact
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