



The Spinney

11 Downton Lane, Downton, Lymington, SO41 0LG

SPENCERS
NEW FOREST





An impressive single storey home that has been carefully extended and renovated to a high standard by the current owners and enjoys an enviable position close to beaches and country walks.

The Property

The property offers beautifully presented accommodation on a single level with careful attention having been paid to the quality finish. The entrance hall features engineered oak flooring and doors to all main accommodation. The sitting room is of particular note with impressive vaulted ceilings, wood burning stove and doors leading to the sunny patio. The modern open plan kitchen / living room is the hub of the house. This is an exquisitely designed and well-equipped living area with bi fold doors to the garden providing a seamless transition between the indoor and outdoor areas. The stream lined German Ewe fitted kitchen boasts a generously sized central island unit, complete with a one and a half bowl Quooker mixer tap sink, all set within a luxurious granite work surface. Complementing this centrepiece are a wide array of base cupboards and drawers, pop-up sockets, a wine chiller, a display recess, and two additional ranges of wall-mounted work surfaces, accompanied by matching base level cupboards, drawers, and eye-level cupboards. Convenient pull-out larder racks offer additional storage space.

The kitchen is equipped with two integrated ovens, a microwave oven, a warming drawer, and an adjacent induction hob with an extractor hood above. Other appliances include a dishwasher and ample space for an American-style fridge freezer. Adjacent to the kitchen, there is an area to accommodate a large dining table and chairs, creating a harmonious space for meals with views to the garden. A comfortable seating area, complete with a floating television stand enhances the overall ambiance and creates the perfect sociable area.

£1,295,000 Guide Price



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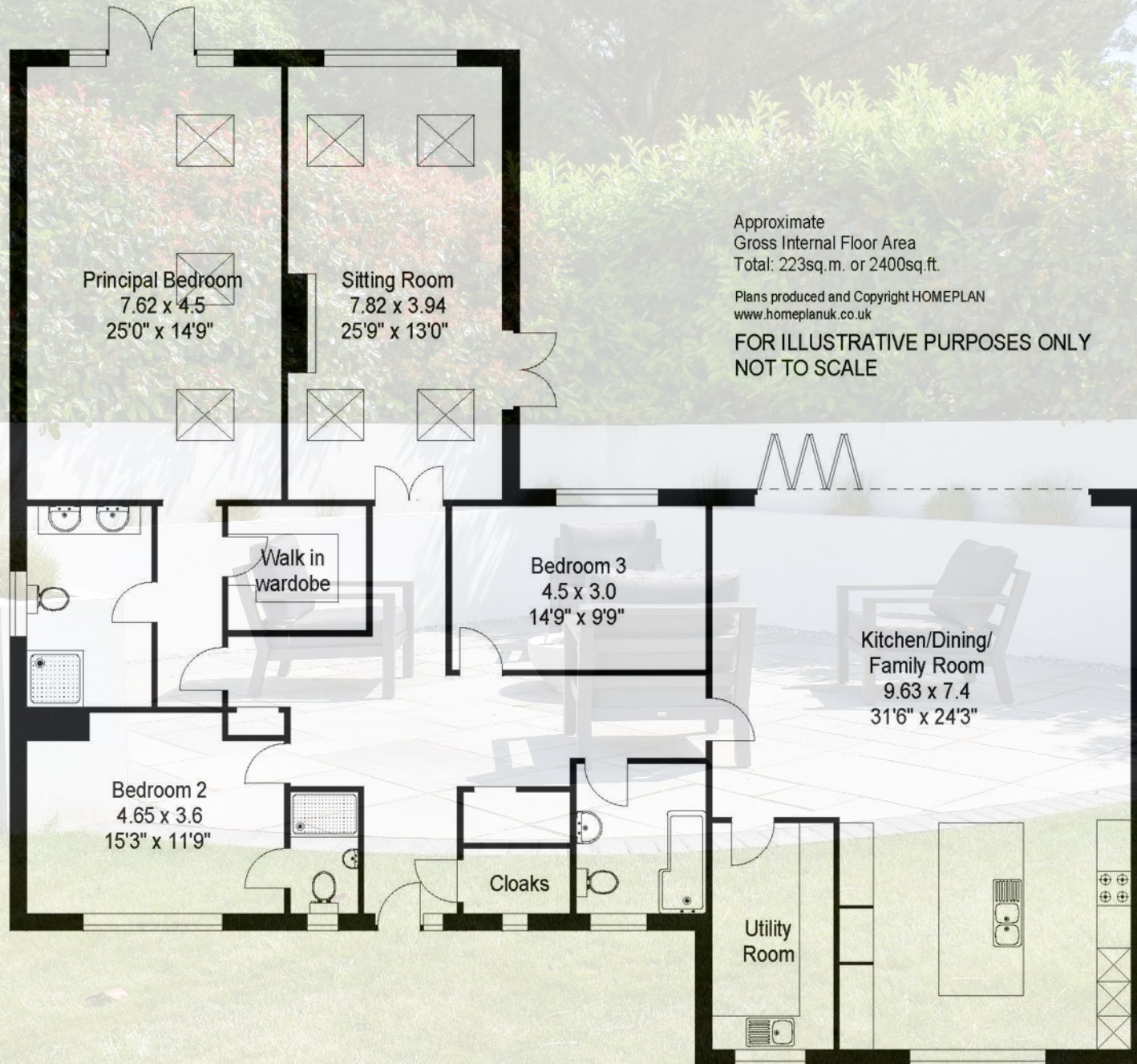


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FLOOR PLAN





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The house sits in landscaped and delightful gardens designed for entertaining with the benefit of ample parking and garaging.

The Property continued . . .

The room is thoughtfully illuminated with recessed ceiling spotlighting and ceiling light points, creating a warm and inviting atmosphere. The flooring throughout the space is adorned with ceramic tiles and benefits from underfloor heating, ensuring comfort and cosiness (with a wet underfloor heating system). There is also a separate utility room with sink and fitted cupboards as well as space and plumbing for a washing machine and tumble drier.

There are three generous bedrooms with the generous principal bedroom suite offering light and space with vaulted ceilings, walk in wardrobe, en suite shower room and French windows onto the garden. The second bedroom has its own en suite shower room and a modern family bathroom serves the third bedroom and completes the accommodation.

Situation

Downton is a charming hamlet close to the thriving seaside village of Milford on Sea with delightful swimming beaches and an excellent range of shops, bars and restaurants around the village green. The beach is a hive of activity in the summer with windsurfers, kite surfers, kayakers and paddle boarders, and swimmers also enjoying the sandbar at low tide. The nearby town of New Milton offers a weekly market and caters for most daily requirements as well as having a railway station providing direct services to London Waterloo. There are also excellent sailing facilities at Lymington and the wide open spaces of the New Forest lie just to the north.



Grounds & Gardens

Double electrically operated timber gates lead to the gravelled front area and detached garage, providing ample enclosed off-street parking. Situated to one side of the property, there is a shingled storage space and gate to the rear garden. There are additional outbuildings including an insulated timber chalet home office/gym and a separate bar.

The rear garden offers an expansive outdoor entertaining space with a terrace immediately adjacent to the bi-fold doors connected to the kitchen family room. This area encompasses a covered timber-framed dining space, and an adjacent timber Chalet (commonly known as The Bar).

The majority of the spacious rear garden is predominantly laid with lush lawns and bordered by mature hedgerows and fences. Outdoor lighting, a cold-water tap, electric power points, and a footpath leading to a corner of the garden are also present. In this area, a paved terrace awaits, positioned in front of another Timber Chalet known as Spinney Lodge, which is currently utilized as a gymnasium by the current owners with a shower room.

The double garage is equipped with an electric roll-up door, connected to the power supply, and illuminated. The pitched roof is fully boarded, allowing for additional storage. There is an electric charging pod is available for vehicles.

The garden store to the rear of the garage features double-opening timber doors and power supply. At the rear, there is a storage tank for the oil-fired central heating system, with a Worcester boiler attached to the side of the property. Furthermore, The Spinney benefits from private drainage.

Timber Chalet/Home Office 11'8" x 11'7" (3.56m x 3.53m)

Timber Chalet (The Bar) 11'8" x 9'8" (3.56m x 2.95m)

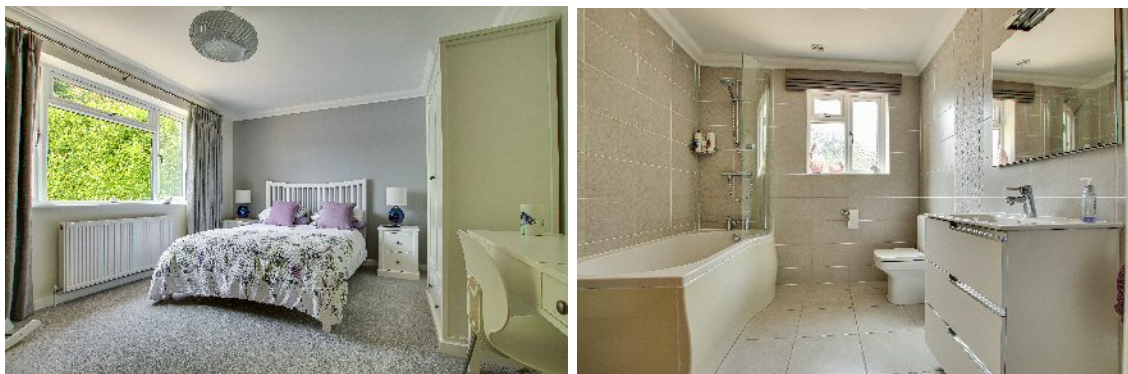
Spinney Lodge 15'1" x 15'1" (4.6m x 4.6m) maximum measurement.

Double Garage 25'9" x 20'8" (7.85m x 6.3m)

Garden Store at rear of the Garage 12'8" x 11'8" (3.86m x 3.56m)

Directions

From Lymington head towards Christchurch and New Milton on the A337. Pass through the villages of Pennington and Everton staying on the main road. On arriving in the village of Downton, turn left just before the Royal Oak Pub. The house will be found on the left hand side after about 150 yds.



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

Services

Energy Performance Rating: D Current: 68 Potential: 76

Council Tax Band: F

Oil fired central heating, private drainage, all other mains services are connected

Superfast Broadband with speeds of up to 80 Mbps is available at the property (Ofcom)

Property Video

Point your camera at the QR code below to view our professionally produced video.



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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