



15 Stratford Place *Lymington, SO41 9TL*

SPENCERS  
COASTAL





*An immaculate two bedroom detached bungalow, situated in Stratford Place development, built by local builders, Coltens.*

### The Property

Upon entering through the inviting front door, you are greeted by a cozy porch leading seamlessly into a spacious sitting room. Bathed in natural light streaming through windows overlooking the picturesque front garden, this room sets the stage for relaxation and comfort, complemented by the warmth of an electric stove.

Flowing effortlessly from the sitting room is the well-appointed kitchen, featuring a blend of floor-standing and wall-mounted cupboards and drawers, alongside a four-ring gas hob with an extractor, two Hotpoint ovens and a free standing fridge freezer.

There is a renovated modern bathroom, where indulgence awaits with a large overhead shower and thoughtfully designed bathroom cabinets. There is also a separate cloakroom.

**£415,000** Guide Price



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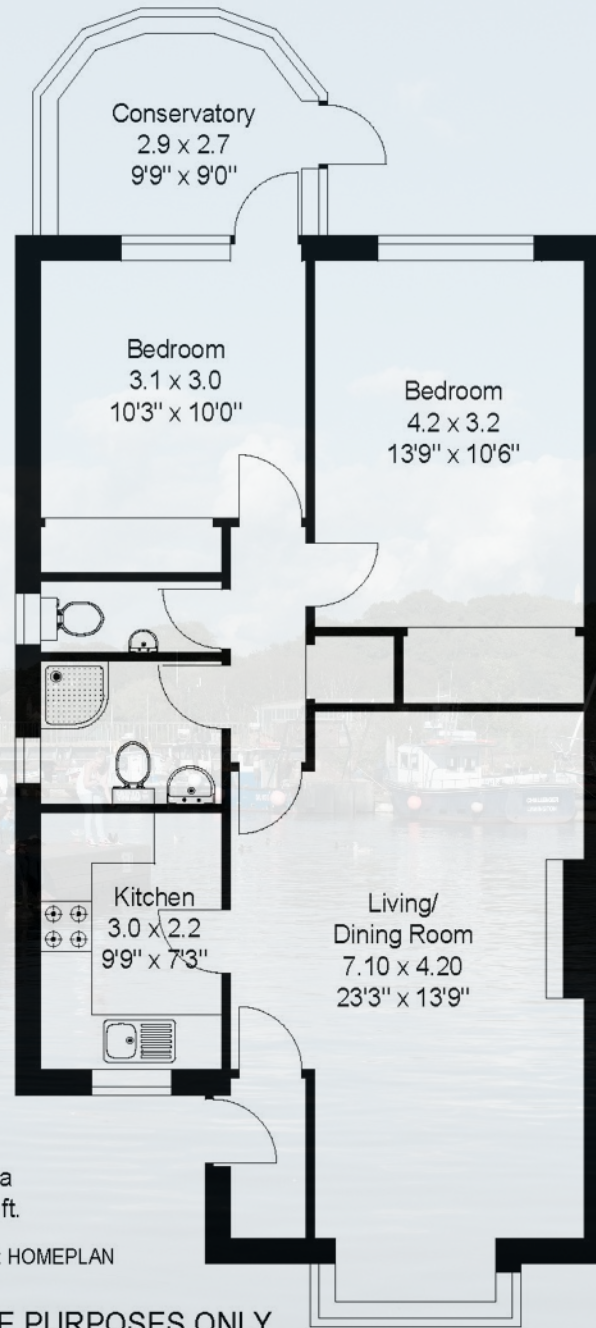


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FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 80sq.m. or 861sq.ft.

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NOT TO SCALE



*Boasting one of the finest positions within the development, this charming two bedroom bungalow is located just a short distance from Lymington High Street, other local amenities like Waitrose supermarket and the New Forest national park.*

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### **The Property continued . . .**

Adjacent to the bathroom lies the master bedroom, offering views of the garden and ample storage space within its built-in wardrobe cupboard.

The second bedroom, currently utilized as an office, presents itself as a spacious room, complete with built-in cupboards for added convenience. From here, a delightful conservatory beckons, which has access to the west-facing garden.

### **Directions**

From our office proceed up the High Street and on to the one-way system keeping in the right hand lane. Turn right keeping Waitrose on the left and continue on to the Southampton Road After some distance pass over the mini roundabout and take the third turning left into Stratford Place where the property will be directly in front at the rear of the development.





## Situation

The Georgian market town of Lyminster offers cosmopolitan shopping and a picturesque harbour as well as two deep water marinas and outstanding sailing facilities. The town is surrounded by the 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.



## Grounds & Gardens

The rear garden is mostly laid to lawn planting beds surrounding the borders keeping it low maintenance and easily accessible. It is on a sunny westerly aspect allowing ample afternoon/evening sun. The property also comes with a garage in a block and Stratford Place also has ample additional parking spaces



*The town offers an excellent range of schooling, both state and private, catering for all ages.*

## Services

Energy Efficiency Rating: D Current: 65 Potential: 84

Council Tax Band: E

Annual Service Charge approximately £500.00 per annum

All mains services are connected

## Points of interest

Royal Lyminster Yacht Club	1.9 miles
Waitrose Lyminster	0.8 miles
Priestlands Secondary School	1.4 miles
Walhampton (Private School)	1.9 miles
Brockenhurst Train Station	4.0 miles
Brockenhurst Tertiary College	4.3 miles

## Important Information

Spencers of Lyminster 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:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: [lymington@spencerscoastal.com](mailto:lymington@spencerscoastal.com)

[www.spencerscoastal.com](http://www.spencerscoastal.com)