



10 Woodley Gardens *Lymington, SO41 9LH*



SPENCERS







*Nestled at the end of a peaceful close, just a short walk from Lymington's charming High Street and its array of local amenities, this beautifully presented four-bedroom semi-detached home offers a perfect blend of comfort and modern convenience.*

### The Property

Upon entering the property, you're welcomed by a spacious hallway with stairs rising to the first floor and a convenient cloakroom, ideal for guests. A door leads into the main living room—an impressive and inviting space, beautifully proportioned and featuring a contemporary electric fireplace that serves as a striking focal point. A large bay window frames a picturesque view of the leafy frontage, flooding the room with natural light. The living area flows seamlessly into a bright and airy dining room, perfect for entertaining, with direct access to both the kitchen and the generous conservatory. The kitchen is modern and well-appointed, offering a comprehensive range of base and wall units that provide ample storage. A suite of integrated appliances includes a dishwasher, double oven, gas hob, and extractor hood, with additional space for an American-style fridge-freezer—ideal for modern family living. The conservatory is a delightful addition to the home: spacious, light-filled, and enjoying panoramic views over the beautifully landscaped rear garden. A charming electric log burner adds a cosy touch, making this an inviting space all year round.

**£650,000**

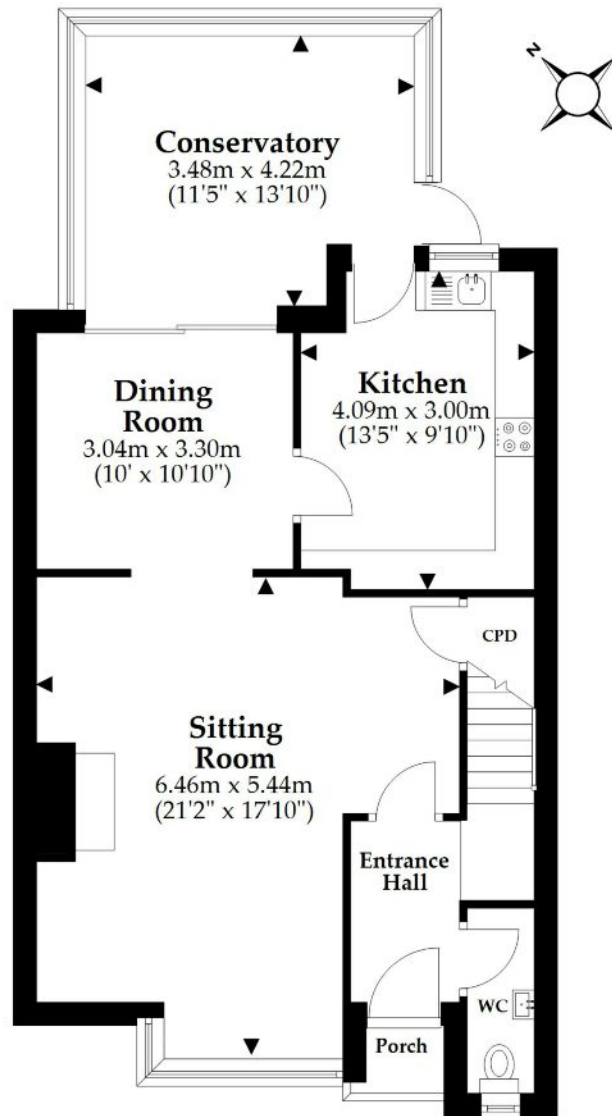




## FLOOR PLAN

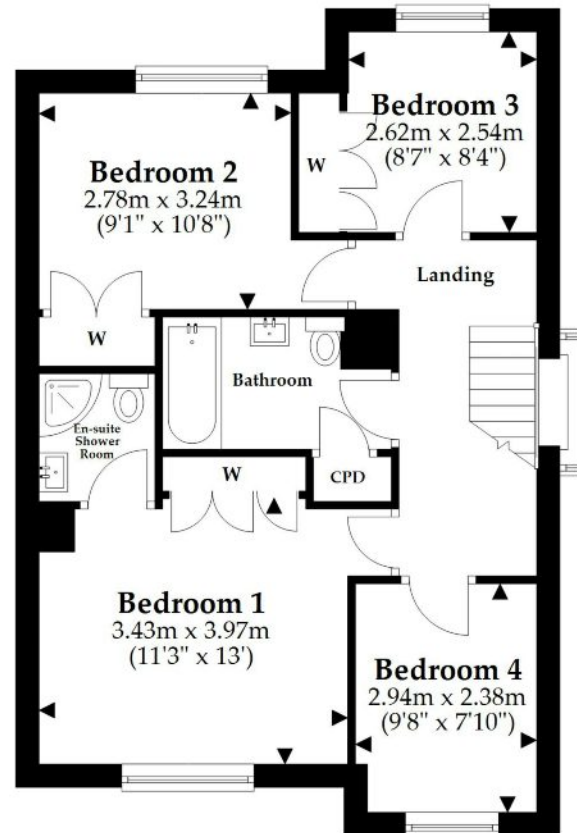
### Ground Floor

Approx. 75.5 sq. metres (812.7 sq. feet)



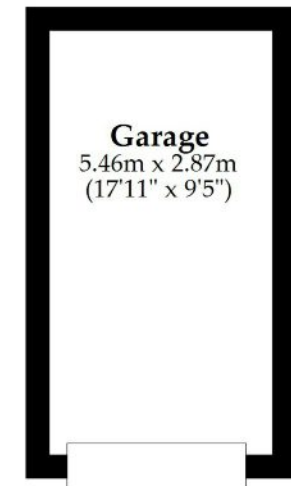
### First Floor

Approx. 59.0 sq. metres (634.8 sq. feet)



### Garage

Approx. 15.7 sq. metres (168.7 sq. feet)



Total area: approx. 150.2 sq. metres (1616.2 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood





*Boasting private off-road parking and a detached single garage, the property is further enhanced by a meticulously landscaped rear garden—a tranquil haven ideal for relaxation and entertaining. This is a rare opportunity to enjoy refined living in a sought-after location.*

---

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

Upstairs, the first floor hosts four well-proportioned bedrooms. The principal bedroom is a bright and elegant retreat with the benefit of a stylish en-suite shower room and fitted wardrobes. A second double bedroom, located at the rear of the property, enjoys tranquil garden views. Two further bedrooms offer flexible accommodation, ideal for children, guests, or home office use, and are served by a contemporary family bathroom finished to a high standard.

### **Directions**

From our office in Lymington, proceed down the High Street and take the first turning on the left onto New Street. At the junction turn left onto Avenue Road then at the traffic lights turn right onto Southampton Road. At the roundabout take the first exit onto Alexandra Road and then the second turning left into Woodley Gardens. The house can be found in the far corner on the left hand side.





## Grounds & Gardens

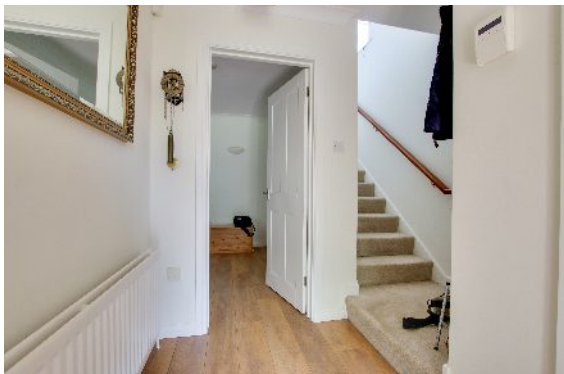
The property is approached via an attractive curved pathway, set within a secure and enclosed front garden that offers both charm and privacy. A detached single garage—currently utilised as a workshop—sits alongside generous off-road parking for several vehicles, complete with the convenience of an EV charging point. To the rear, the beautifully landscaped garden is a true highlight of the home. Designed with both aesthetics and ease of upkeep in mind, it features three distinct social areas, perfect for alfresco dining, entertaining, or simply unwinding in the open air. The garden enjoys a wonderful sense of seclusion, offering a private and tranquil outdoor retreat year-round.



## Situation

The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance 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.





## Services

Tenure: Freehold

Council Tax: E

EPC: C      Current: 73      Potential: 84

Property Construction: Brick elevations & tile roof

Managed Common Areas: £400.00 per annum for management of communal land including lawns, tree, driveways. The cost is mainly for gardening and tree care

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating

Broadband: FTTC - Fibre-optic cable to the cabinet, then to the property. Superfast broadband with download speeds of up to 53mbps available at this property (ofcom).

Restrictions: No 'living vans' to be parked on the property.

Electric Vehicle (EV) charging point: Yes

Parking: Garage, and parking bay

## Important Information

Spencers 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@spencersproperty.co.uk](mailto:lymington@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)