



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

15 Fieldhouse Way

Lymington • SO41 9DP



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This beautifully presented house benefits from a detached garage and ample driveway parking, a spacious garden office and is located on a popular development, within easy reach of Lymington High Street and all amenities. This delightful three bedroom property has been professionally internally designed by renowned local firm, Crestwood, with a new kitchen with built-in appliances, new bathrooms and hardwood flooring.



3



2



£620,000

Key Features

- Dual aspect sitting room, opening out onto the terraced area and garden
- Master bedroom with built-in wardrobe and en-suite shower room
- Bedroom three, currently utilised as a dressing room, with built-in wardrobes
- EPC Rating: B
- West facing rear garden with home office/gym - there are solar panels on the home office and also on the house
- Kitchen/dining room with door opening out to the rear garden - the kitchen with built-in appliances
- Second double bedroom
- Ground floor cloakroom and first floor bathroom
- Detached garage with remote controlled up and over door, with block paved driveway for three vehicles and Tesla battery charging point
- Solar panels on the house and the garden office/gym



Description

Located on the edge of this popular development, this delightful three bedroom semi-detached house has been recently professionally designed by renowned local firm, Crestwood, and has a new kitchen with built-in appliances, new bathrooms and hardwood flooring. The property has the added benefit of a garden office/gym, a detached garage and driveway parking for three vehicles.

Covered front door leading into the entrance hall. Cloaks cupboard. Cloakroom with WC, wash hand basin and window to the rear aspect. Stairs rising to the first floor. Door to the right into the dual aspect kitchen/dining room. The kitchen has been recently re-fitted with a comprehensive range of floor and wall mounted cupboard and drawer units. One and a half bowl single drainer sink unit with mixer tap. Integrated appliances include a full height fridge freezer, electric eye level double oven, five ring gas hob with extractor hood, over, dishwasher and washing machine. Window to the front aspect with wooden plantation shutters. Space for dining table and chairs in dining area. Tall feature radiator, Patio door and windows to the either sides, leading out to the rear garden. Door to the left of the hallway leading into the dual aspect sitting room, with a feature fireplace with inset electric fire, window to the front aspect with wooden plantation shutters, door giving access to the understairs storage cupboard. Patio door with windows either side, leading out onto the terrace area and rear garden.

First floor landing with airing cupboard. Hatch giving access to the loft space. Master bedroom with built in wardrobes with sliding mirrored doors. Window to the front aspect with wooden plantation shutters. En-suite shower room with fully tiled walk-in shower with mixer shower and additional rainfall shower head. Low level WC, wash hand basin with mixer tap and vanity storage under. Heated towel rail, window to the rear aspect. Double bedroom two with window to the front aspect with wooden

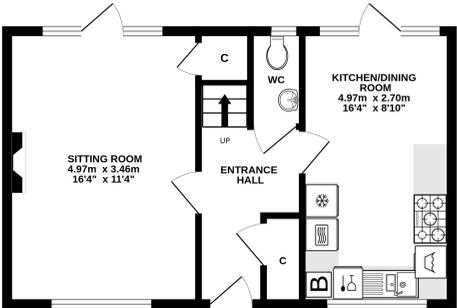
plantation shutters. Bedroom three, currently utilised as a dressing room with a range of built-in wardrobes and space for dressing table. Window to the rear aspect with wooden plantation shutters. Family bathroom with tiled bath panel with mixer shower over and glass shower screen. Low level WC, wash hand basin with mixer tap and vanity. Heated towel rail, part tiled walls, window to the front aspect with wooden plantation shutters.

Outside to the front, the open plan front garden is laid to lawn with shrubs either side of the front door. A block paved driveway provides parking for three vehicles, with a matching path leading up to the front door. Tesla battery charging point, outside tap and outside lighting. Detached single garage with remote controlled up and over door, with power and light and eaves roof storage. Pedestrian gate between the house and garage leading through to the rear garden, which is west facing, enjoying a sunny aspect and is fenced to all sides. There is a large paved terrace running adjacent to the rear of the property with ample space for patio furniture, with the remainder of the garden being laid to artificial grass, for ease of maintenance. There is a large garden office/gym with bi-folding doors which has solar panels on, and there are also solar panels on the house.

The property is ideally located within an easy level walk of Lymington High Street. The beautiful Georgian market town of Lymington has many independent shops and a picturesque harbour, deep water marinas, and sailing clubs. Lymington 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

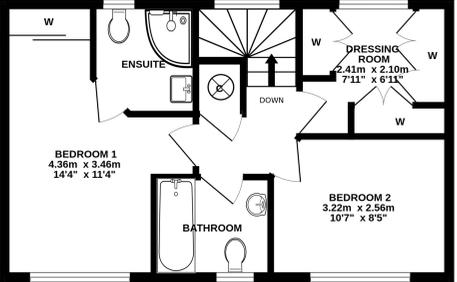
GROUND FLOOR
39.6 sq.m. (427 sq.ft.) approx.



OUTBUILDINGS
35.9 sq.m. (387 sq.ft.) approx.



1ST FLOOR
39.9 sq.m. (430 sq.ft.) approx.



15 FIELDHOUSE WAY

TOTAL FLOOR AREA : 115.5 sq.m. (1243 sq.ft.) approx.

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For more information or to arrange a viewing please contact
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