



Alma House

Grove Road, Lymington, SO41 3RF

SPENCERS
NEW FOREST





An elegant and spacious Grade II listed town house in one of the most sought-after roads in Lymington, being only a short walk from both the famous Georgian High Street and the stunning cobbled streets to the quay.

The Property

The entrance hallway has the stairs rising to the first floor and stripped pine doors lead into the dining room to the left side with large front aspect sash window. To the rear of the house and on the south side is the spacious sitting room with ornate stone open fireplace and large low south facing sash window. This room is open to the magnificent orangery and kitchen area with a large vaulted glazed roof, bi folding doors to two aspects facing the walled garden and with the kitchen positioned to one end. There is a contemporary styled raised fireplace and the herringbone flooring runs throughout the whole of the ground floor, except for the sitting room and dining room which are cream carpet.

The kitchen is high gloss with a breakfast bar inset with the sink, ample storage cupboards and space for the american fridge and a dishwasher. There is an eye level fan oven and combination microwave, hob and extractor unit over. A further door leads into another spacious reception room with glazed French doors leading to the garden and the covered pergola for al fresco dining. This delightful room spans the entire width of the property with sash to the front aspect and a door to the cloakroom and another to a large laundry/utility cupboard with roof light and plumbing for washing machine etc.



The first floor landing is flooded with light from the Velux ceiling unit over the staircase and pine doors leads to the spacious main bedroom with ornate ceiling, windows to dual aspects and a velux above the large spa bath. There are fitted wardrobes and a door the ensuite where there is a dual sink vanity unit, WC and shower cubicle. Bedroom two is of equally spacious dimensions with an ensuite shower room, wc and vanity unit. Bedroom three is a double with ensuite shower room and large front aspect sash window. Bedroom four has an ensuite shower room and staircase from a corner of the bedroom to a loft play area and storage room with Velux ceiling units.

£1,425,000



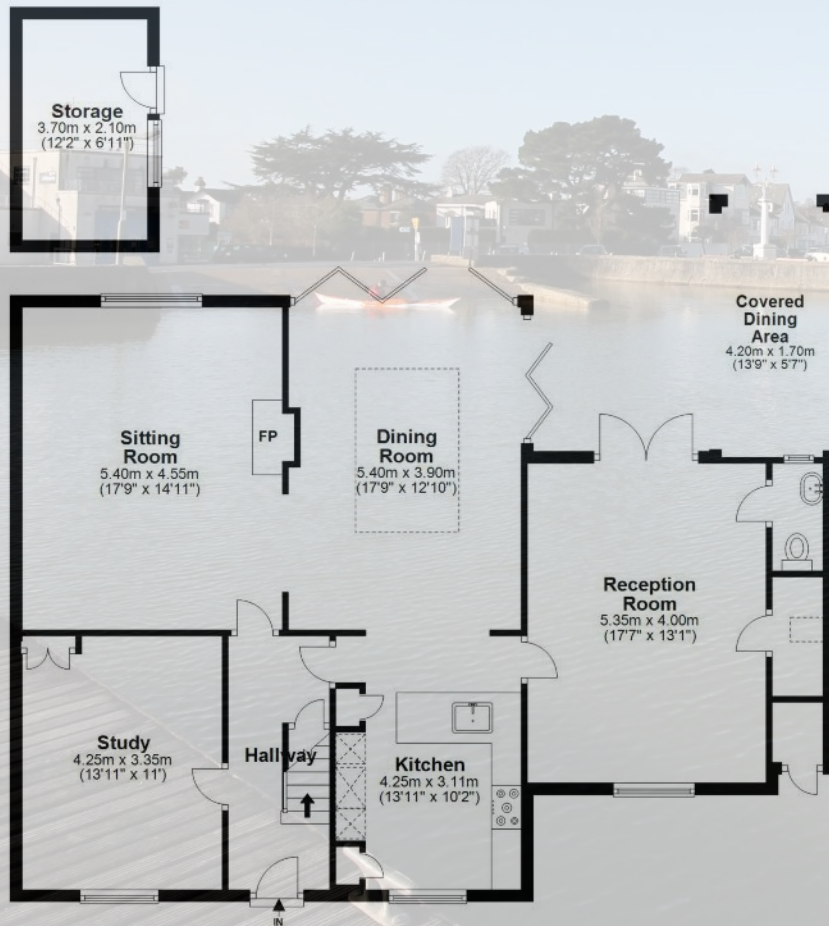
FLOOR PLAN

Approximate Gross Internal Areas

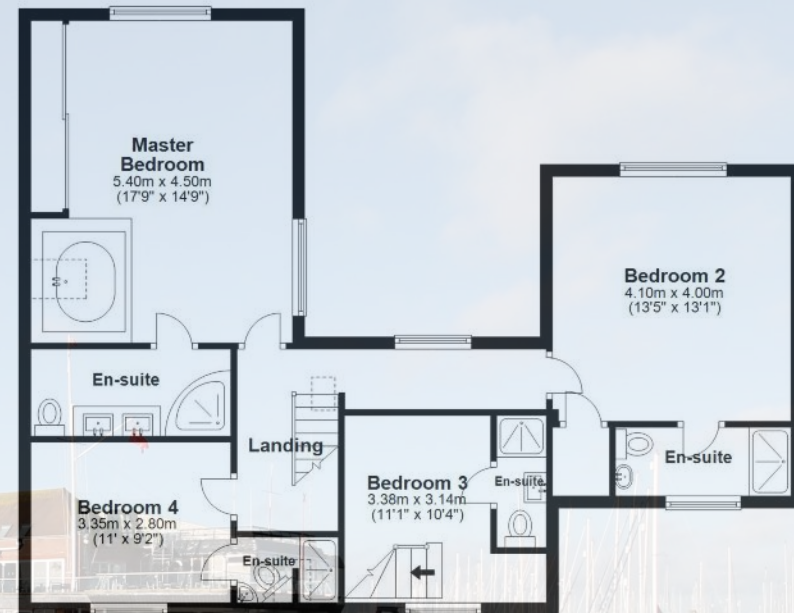
House: 224.2 sqm / 2413.3 sqft
Outbuilding & Covered Dining: 15.0 sqm / 161.4 sqft

Total Approximate Gross Area:
239.2 sqm / 2574.7 sqft

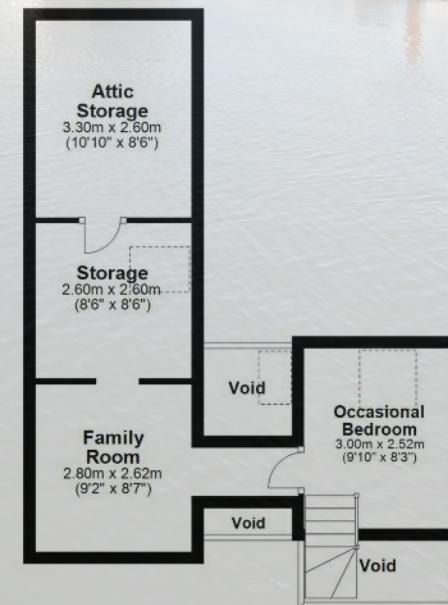
Ground Floor

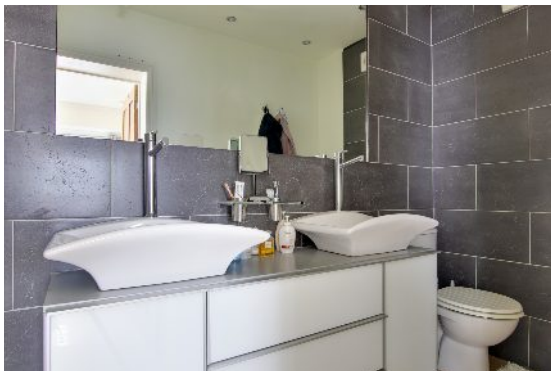


First Floor



Second Floor





The world renowned yachting facilities are within a few minutes' walk from the house, where the frenetic boating activity provides year-round enjoyment.

The Situation

The beautiful Georgian market town centre, with its cosmopolitan shopping and picturesque quay and harbour is moments from the property. Also close by are 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 built in 1833. Lymington 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 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 a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which gives direct access to London Waterloo in approximately 90 minutes.

Directions

From our office turn right and take the first left into Church Lane. Take the first left into Grove Road and the property is positioned at the very end of this road on the right hand side. To park, turn into Queen Katherine's Road and then immediately right in front of a property called Coach House and park on the right in the private area of drive behind the property. For viewings please walk around to the red front door, however there is also a black gate in the walled garden leading from the parking to the rear of the house.



The property has been recently refurbished and features four bedrooms, four bathrooms, large drawing room, dining room, fitted kitchen open to a stunning orangery, off road parking, attractive south facing walled garden and brick summer house/office.

Grounds & Gardens

The house is a landmark property positioned in the centre of the conservation area being close to the quay in Lymington and having a delightful late Georgian front elevation which is behind iron railings and a low brick wall. Some of the walls that surround the property are formed using clinker from the ballast of the historic ships calling into Lymington from days gone by. There are gates and a path to both sides of the property leading to the rear walled garden. There is also a boiler shed accessed from the front of the property. The parking is positioned on a brick paved driveway behind the wall and next to a property called Coach House. An attractive brick built summer house could be used as a studio/home office. The walled garden is mature and offers a high degree of privacy with a covered pergola attached to the rear of the house for al fresco dining. There is also a newly laid rear decked terrace.

Services

Tenure: Freehold

Council Tax: G

EPC: TBC Current: Potential: (Grade II Listed)

Property Construction: Brick elevations and slate roof

Utilities: Mains gas, electric, water & drainage

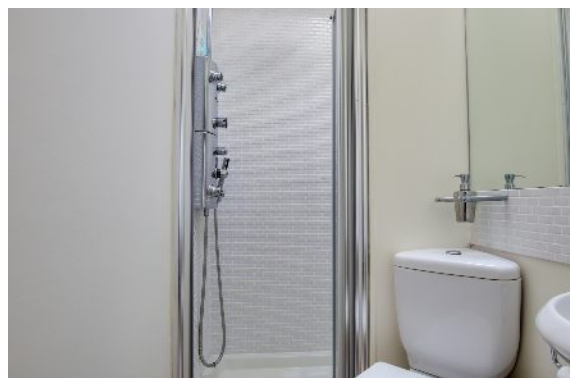
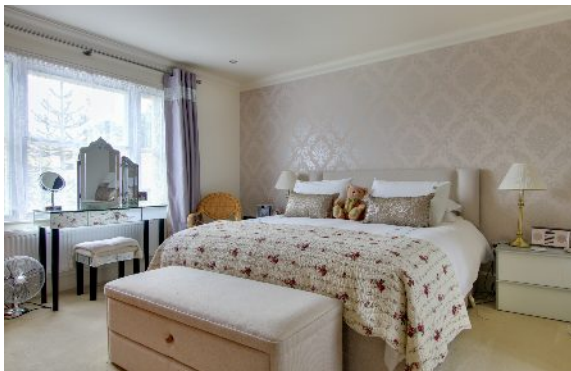
Heating: Gas central heating

Broadband: Ultrafast broadband with download speeds of up to 1000mbps available at this property (ofcom)

Parking: Located behind the property is a driveway with parking for two cars

View From The Front Door





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

Points of Interest

Lymington Quay	0.2 miles
Tesco Metro	0.3 miles
Waitrose Lymington	1.2 miles
Priestlands Secondary School	1.4 miles
Lymington Health & Leisure Centre	1.5 miles
Walhampton (Private School)	1.6 miles
Lymington Hospital	1.9 miles
Brockenhurst Golf Club	4.6 miles
Brockenhurst Train Station	5.0 miles
Brockenhurst Tertiary College	5.2 miles

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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