



3 Oakfield

*Belmore Lane, Lymington, SO41 3AD*

SPENCERS  
COASTAL





*A beautifully presented five bedroom detached modern home built by renowned developer's, Colten Homes in 2011. The property is presented in immaculate condition throughout and is situated in an ideal location along Belmore Lane, south of the high street with an easy walk to the amenities of this delightful Georgian market town.*

### The Property

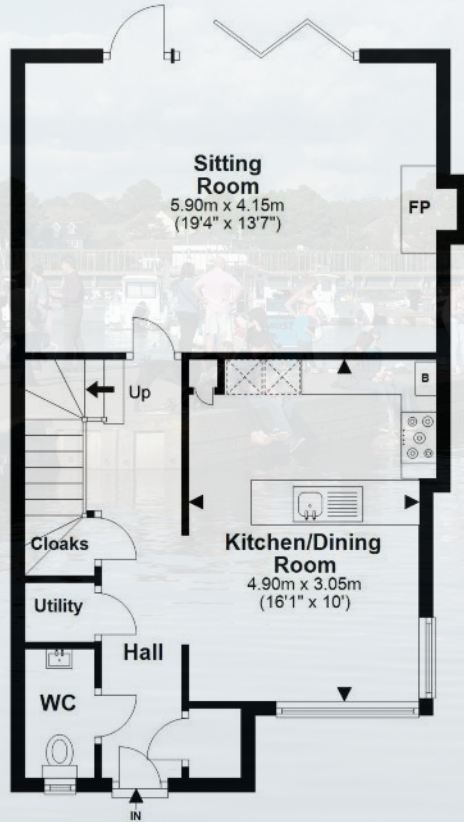
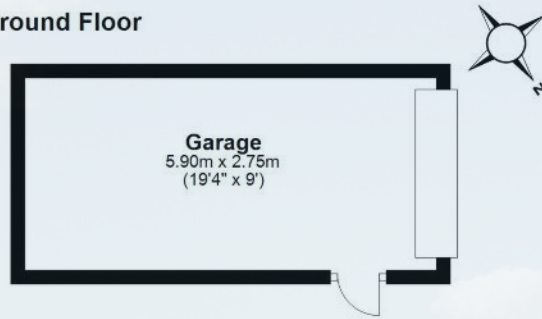
On entering the property you are welcomed into a spacious hallway with a sense of open space and natural light. Wood flooring runs throughout the ground floor and creates continuity and a modern but warm feel to the property. There is a generous cloakroom, useful storage cupboard and a utility cupboard where there is space and plumbing for a washing machine. The kitchen dining area is located at the front of the property and offers the convenience of open plan living with views to the front garden. The dining area is separated from the kitchen by a raised peninsula. The well fitted kitchen has a range of Neff integral appliances to include a dishwasher, fridge and freezer and eye-level oven and combination microwave. There is a separate hob with extractor hood over and ample work surface space. One of the cupboards houses the boiler. The hallway continues and opens into the spacious south facing living room with bi-fold doors opening to the sunny patio offering the possibility of outside dining and evening 'sun downers'. A log-burning fire provides a focal point to the room.

**£925,000**

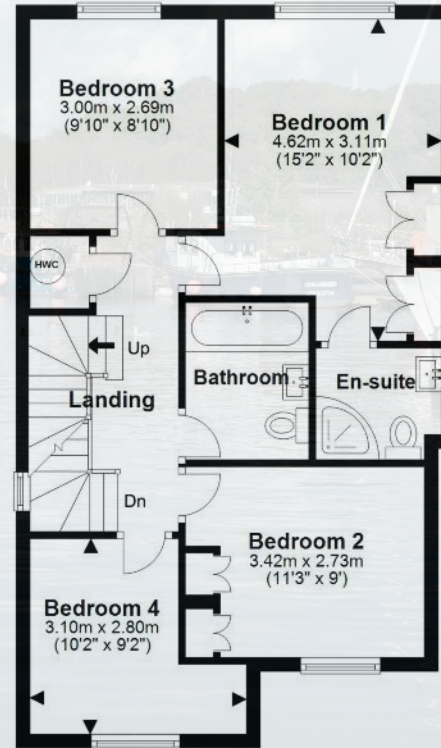


# FLOOR PLAN

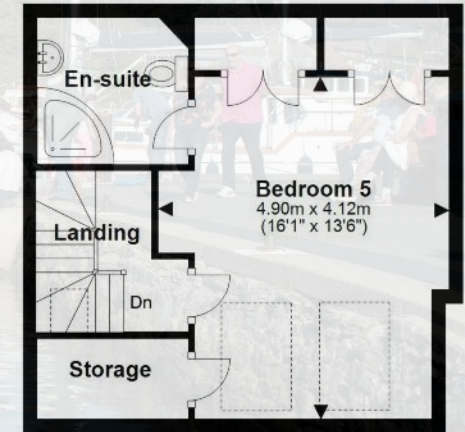
## Ground Floor



## First Floor



## Second Floor



## Approx Gross Internal Areas

House: 145.9 sqm / 1570.1 sqft  
Garden Room: 10.2 sqm / 110.3 sqft  
Garage: 16.2 sqm / 175.2 sqft

**Total Approx Gross Area:**  
**172.3 sqm / 1855.6 sqft**

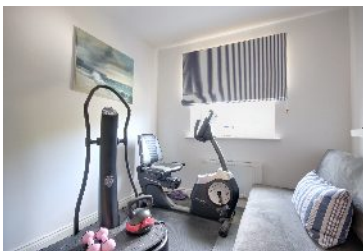


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*Also, within easy reach are the extensive walks in nearby Woodside Gardens as well as the coastal walks and yachting facilities of the Lymington River and Solent beyond.*

### The Property Continued...

You will find three bedrooms located on the first floor, then a principle suite on the second floor. The second bedroom is a double and located at the rear of the property with a leafy outlook and en-suite shower room. There is another double bedroom and two further rooms, one currently used as a study and the other as a gym. The family bathroom is very well appointed with a shower over the curved bath, hand basin, low level wc and heated towel rail. On the landing there is an airing cupboard with pressurised water cylinder. As you continue to the 2nd floor, you are presented with a spacious principal bedroom suite with the benefit of an air conditioning unit and a modern en-suite shower room, wash hand basin, low level WC, and heated towel rail.



### Directions

From our office in Lymington turn right and take the second left into Belmore Lane. Proceed for around 350 yards and the entrance to Oakfield can be found a short distance along on the right hand side. Follow the drive down and the property can be found in the left hand corner.



## Grounds & Gardens

To the front of the house is a pathway to the entrance door and a gate to the rear garden. The south west facing rear garden is accessed via the bi-folding doors from the living room. There is a retaining wall with trellis and mature climbing plants and specimen trees. There is a good size area of the garden to the side of the property with a outside garden room providing a sheltered and leafy area to retreat to. There is a private patio area perfect for entertaining with steps leading to the rear gate giving access to the single garage, power, outside light and eaves storage. There is a single garage with a car port and a car space for an additional parking



## The Situation

The beautiful Georgian market town of Lyminster, with its cosmopolitan shopping and picturesque harbour, is within a few minutes walk of the property. Also within easy reach 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. Lyminster 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. 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 - F

EPC - B      Current: 88      Potential: 89

Property Construction: Brick faced elevations and tile roof

Utilities: Mains gas/electric/water/ drainage

12 solar PV panels on the roof

Heating: Gas central heating

An electric vehicle (EV) charging point is installed

Broadband: Speeds of up to 80 mbps is available at this property

Mobile signal / coverage: Some networks have limited access, please contact your provider for further clarity

Tree Preservation Order (TPO) affecting the property: Yes

Conservation Area: No

Flood Risk: No risk

Parking: Private driveway, garage

## Important Information

Spencers of Lymington 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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