



4 SOLENT PLACE • BATH ROAD • LYMINGTON • SO41 3RU

£765,000

Beautifully presented four bedroom character cottage located on a popular road, just a stone's through from Lymington Quay. This charming residence offers spacious and versatile accommodation and benefits from a large westerly facing rear garden, off road parking for two cars and is offered for sale with no forward chain.



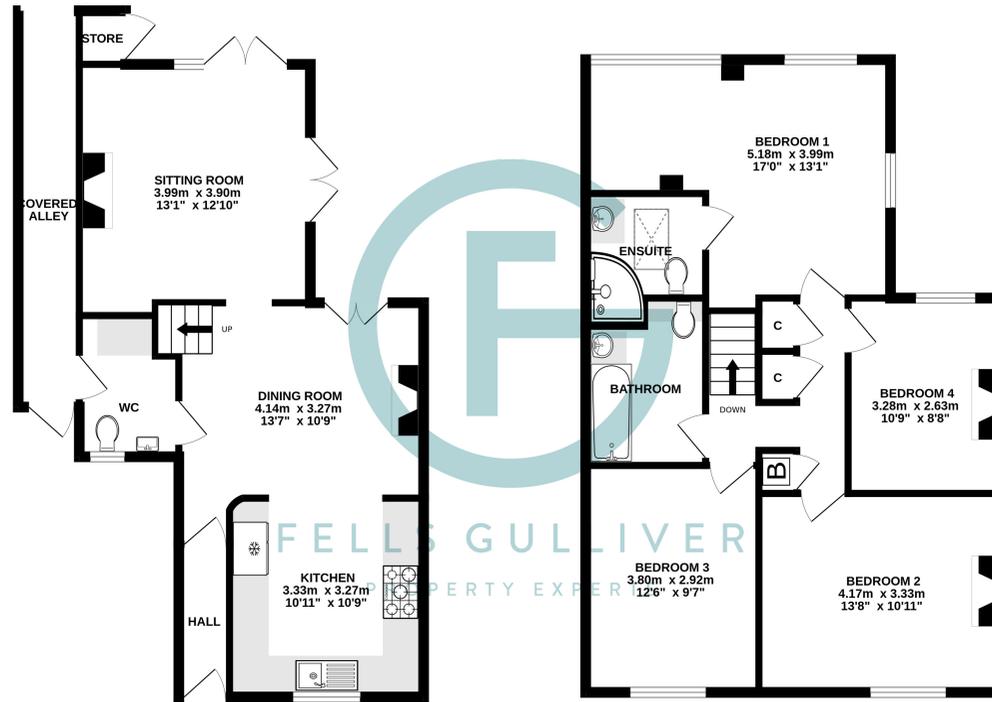
FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

GROUND FLOOR
53.5 sq.m. (576 sq.ft.) approx.

1ST FLOOR
65.8 sq.m. (708 sq.ft.) approx.



TOTAL FLOOR AREA : 119.3 sq.m. (1284 sq.ft.) approx.
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Property Specification

Kitchen, open plan through to the dining room with feature fireplace and french doors leading out to the rear garden

Sitting room with feature log burner and french doors to the side and rear aspect

Ground floor cloakroom

Large master bedroom with ensuite shower room

Three further first floor bedrooms

Family bathroom

West facing mature garden

Driveway parking for two cars

Offered for sale with no forward chain

Well presented accommodation with character features

Located on popular road, just a stone's throw from Lymington Quay

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

Description

This well presented four bedroom character property is located on a popular road, within a stone's throw of Lymington Quay. The property has the rare benefit of two driveway parking spaces and a west facing rear garden.

Steps up to the front door leading into the hallway. Internal door leading into the dining room, with stairs rising to the first floor. Dining room has french doors leading out to the rear garden. Cloakroom with modern suite comprising a low level WC, wash hand basin, space and plumbing for washing machine, radiator, window to the front aspect and pedestrian door leading out to the covered alleyway. The dining room is open plan to the kitchen, which has a comprehensive range of shaker style floor and wall mounted cupboard and drawer units with granite effect worktop over. Inset Butler sink with mixer tap over and Quooker tap. Space for range style gas cooker with extractor over. Space for American style fridge/freezer. Space and plumbing for dishwasher, tiled floor, sash window to the front aspect. Opening from dining room through to the dual aspect sitting room which has inset log burner with hearth and mantle piece, window and french doors opening out to the terrace and further set of french doors to the side aspect leafing out to the rear garden.

First floor landing with airing cupboard housing the gas fired central heating boiler and two further storage cupboards. Large dual aspect master bedroom with window to the side aspect and two further windows to the rear aspect. Door into the en-suite shower room, which comprises of a fully tiled shower cubicle with mixer shower and sliding doors, low level WC and wash hand basin with mixer tap and vanity storage under, heated towel and velux roof light. Double bedroom two with decorative feature fireplace and sash window to the front aspect. Double bedroom three with window to the front aspect. Bedroom four with decorative feature fireplace with

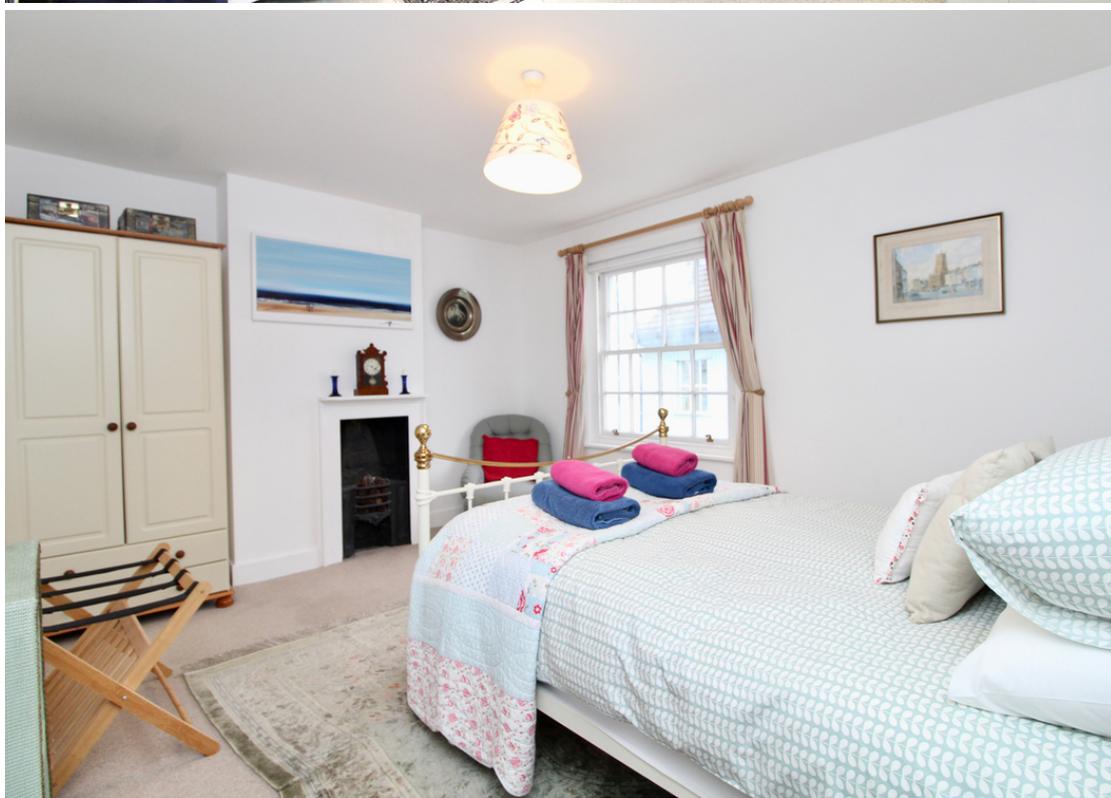
window to the rear aspect. Family bathroom comprising a panelled bath unit with mixer taps and shower attachment over. Low level WC, wash hand basin with mixer tap and vanity storage under. Heated towel rail, extractor fan, fully tiled walls and floor.

To the front of the property there is a low brick wall with shingled area and border against the property. Steps with wrought iron handrail up to the front door. There is driveway parking for two vehicles, one under cover. Pedestrian door leading to a covered alleyway through to the rear garden. The west facing rear garden is well established with various levels. There is an external storage adjacent to the sitting room. Large paved terraced seating area adjacent to the rear of the property, with few steps up to another level edged by wooden sleepers, which is mainly laid to lawn with various plants, trees and shrubs and borders. Steps up to a further level, with space for summerhouse/shed. The side boundaries are walled and the rear boundary is fenced.

The property is within an easy short level walk of Lymington High Street, the sailing clubs and the marinas. The beautiful Georgian market town of Lymington has many independent shops and a picturesque quay, 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.









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