



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

8 Beresford Road

Lymington • SO41 9JS



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This beautifully presented home offers bright, versatile living with a wonderful sense of space throughout. At its heart is a stunning open plan kitchen and family area, filled with natural light, opening onto a delightful sun terrace, ideal for relaxing or entertaining. The property also benefits from a south facing garden, a paved driveway providing parking for four to five cars, garage and a separate car port, all set in a peaceful location within easy reach of the charming Georgian market town of Lymington.



4



2



£875,000

Key Features

- Immaculately presented throughout
- Stunning open plan kitchen/family room
- Master bedroom with walk-in wardrobe and en-suite shower room
- Delightful composite decked sun terrace leading to south facing rear garden
- Integral garage with electric up and over door, carport and driveway parking for multiple vehicles and EV charge point
- Sitting room with Clearview multi fuel burner, and study, both rooms with doors leading out onto the terrace
- Utility room and cloakroom
- Two further first floor bedrooms and ground floor bedroom
- Quiet location, within easy reach of Lymington High Street and local amenities
- EPC Rating: C

Est.1988



Description

This attractive home boasts a stunning open plan kitchen/family room, study, ground floor bedroom and cloakroom. Sliding doors open onto a delightful decked sun terrace, providing superb indoor/outdoor living space perfect for entertaining and relaxing. It is ideally situated within easy reach of Lymington High Street and local amenities.

A welcoming entrance hall sets the tone for the home, offering a useful storage cupboard, cloakroom and stairs to the first floor. The cloakroom is fitted with a WC, wash hand basin and window to the front aspect. To the rear of the property, the impressive open plan kitchen/family room is flooded with natural light from Velux windows and two sets of sliding doors, both opening onto a decked sun terrace and the rear garden. The kitchen is superbly appointed with a comprehensive range of floor and wall mounted cupboards with with a one and a half bowl sink and drainer unit with mixer tap. Integrated Miele dishwasher, Rangemaster+ double oven and grill with five ring gas hob, integrated Siemens coffee machine and Neff microwave, wine fridge and space for an American-style fridge freezer. TV point. A separate utility room, accessed from both the kitchen and car port, provides additional storage, work surfaces with inset sink and drainer, with space and plumbing for washing machine and tumble dryer. The sitting room features a Clearview multi-fuel burner and double patio doors leading out to the terrace. Door through to the study, which offers garden access and door leading through to the integral garage, with power and light, wall mounted Vaillant boiler, installed in October 2024. Completing the ground floor is bedroom four, with front aspect windows and generous built-in wardrobes.

The first floor landing leads to the impressive master bedroom, a light-filled retreat with both Velux and front aspect windows with a Mitsubishi Air conditioning/heating system. The room benefits from a walk-in wardrobe

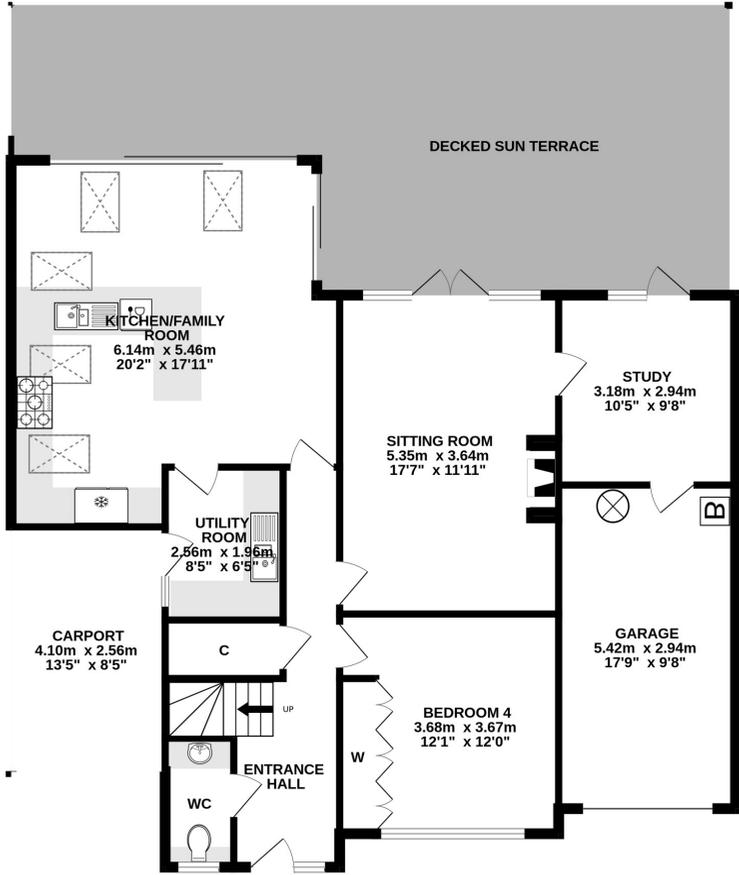
and a stylish en-suite shower room, fitted with a large walk-in shower with mixer shower and additional rainfall shower head, WC, wash hand basin, chrome heated towel rail and large cupboards. Bedroom two enjoys pleasant rear aspect with views to the Isle of Wight and features fitted wardrobes with additional eaves storage, while bedroom three benefits from a front aspect window and access to eaves storage. The family bathroom is well-appointed with a bath with mixer shower attachment, separate walk-in shower with mixer shower, WC, wash hand basin, chrome heated towel rail, complemented by a Velux window allowing natural light to pour in.

To the front there is a double access brick paved driveway providing parking for 4/5 cars, with a low brick wall and hedging. To the right is a garage with electric up and over door and EV charge point conveniently located outside. There is a carport to the left side with an outside tap and power point. Side pedestrian access to both sides of the property lead through to the private south facing rear garden with new large sun deck terrace providing ample room for patio furniture. Outside tap. Steps down to the lawn with side borders and large garden shed.

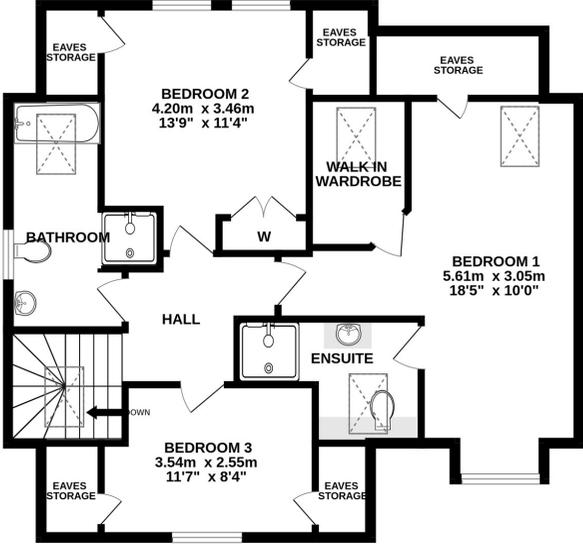
Beresford Road is within a popular residential area that is within walking distance of the beautiful Georgian market town of Lymington. Lymington has many independent shops, deep-water marinas, sailing clubs and a picturesque cobbled street leading to the quay. This popular town also has numerous highly 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. There is also a branch line train link to Brockenhurst Railway Station which provides a service to London Waterloo.

Floor Plan

GROUND FLOOR
117.4 sq.m. (1263 sq.ft.) approx.



1ST FLOOR
76.1 sq.m. (820 sq.ft.) approx.



8 BERESFORD ROAD

TOTAL FLOOR AREA : 193.5 sq.m. (2083 sq.ft.) approx.

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For more information or to arrange a viewing please contact
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