



Oyster Cottage

47 Stanley Road, Lymington, SO41 3SL

SPENCERS
COASTAL





Three bedroom detached Edwardian house, boasting a tasteful double-story rear extension that adds both space and modern functionality.

The Property

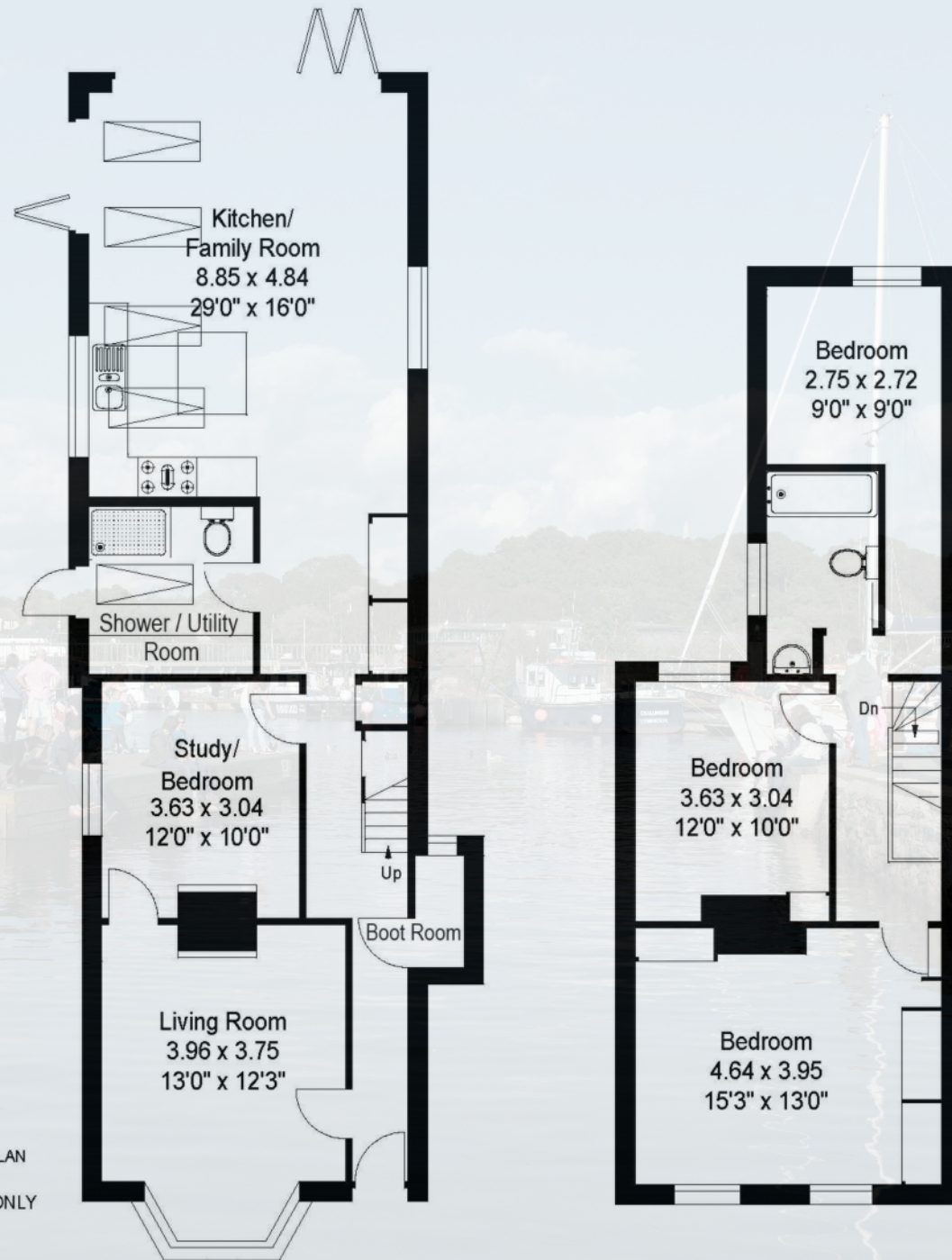
Upon entering the house, you'll be greeted by a warm and inviting atmosphere. The ground floor seamlessly combines elegance and functionality, featuring open-concept floor plan that effortlessly connects the various living spaces together. A large living room is at the front of the property, which leads through to an additional reception room which could be used as an office, or ground floor bedroom. At the back of the property is the open family kitchen room and utility room, which doubles as a downstairs bathroom.

The kitchen family living room is the true heart of the home. This beautifully designed space seamlessly combines culinary excellence with a comfortable living area, perfect for quality family time or entertaining guests. The kitchen area is adorned with sleek modern finishes and equipped with top-of-the-line appliances, while the Bi-Fold doors create a seamless transition between indoor and outdoor living. Step outside and you'll find a lovely garden, providing a serene escape and an ideal backdrop for outdoor gatherings and relaxation.

Heading upstairs, you'll discover three generously proportioned bedrooms, all offering ample space for rest and relaxation. The main bedroom is located on the southerly aspect of the property and incorporates two large windows, which allow plenty of natural light to fill the room during the day. The property has been thoughtfully designed to maximize natural light, creating a bright and airy ambiance throughout.

£995,000

 3/4  2  2



Approximate
Gross Internal Floor Area
Total: 134sq.m. or 1442sq.ft.

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NOT TO SCALE



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Situated in a fantastic location, just a short stroll away from Lymington High Street, the sea wall, and yacht clubs, this property offers a delightful combination of convenience and tranquillity.

The Property continued . . .

Furthermore, this house boasts off-road parking, ensuring that you always have a convenient place to park your vehicle.

The location of this property is truly exceptional, providing easy access to Lymington High Street, where you'll find an array of shops, boutiques, cafes, and restaurants. The proximity to the sea wall offers the opportunity to enjoy picturesque walks along the coast, while the nearby yacht clubs cater to those with a passion for sailing and boating.

Situation

Positioned Stanley Road is a most sought after location to the south of the High Street and within minutes of the marinas and sailing clubs of the Georgian market town of Lymington. This cosmopolitan town also offers diverse shopping facilities, a picturesque harbour and is surrounded by the outstanding natural beauty of the New Forest National Park. 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 (approximately 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.



Grounds & Gardens

The property is approached via a gravel drive with off road parking. There is a side access leading into the attractive garden with terrace for entertaining and a boundary of mature shrubs providing both colour and privacy.

Directions

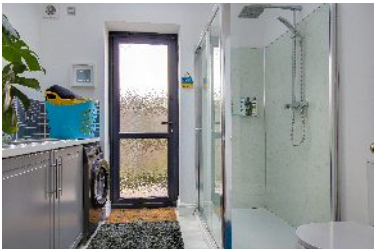
From our office proceed up the High Street and take the first turning left into Church Lane. After some distance proceed straight on into Broad Lane and at the end turn left into Stanley Road. Continue past the Westfield Road junction where the property can be found as short distance along on the left hand side.



Property Video

Point your camera at the QR code below to view our professionally produced video.





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

Services

Energy Performance Rating: C Current: 69 Potential: 79
 Council Tax Band: E
 All mains services are connected.

Points of interest

Lymington High Street	0.7 miles
Waitrose Lymington	1.2 miles
Lymington Quay	0.5 miles
Priestlands Secondary School	1.3 miles
Walhampton (Private School)	1.6 miles
Brokenhurst Golf Club	5.1 miles
Brockenhurst Train Station	5.4 miles
Brockenhurst Tertiary College	5.7 miles
The Pig	6.3 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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