



67 Lower Buckland Road

*Lymington, SO41 9DR*

SPENCERS  
COASTAL









*A spacious four bedroom chalet style family home, conveniently located off a private gravelled track a short walk from the town centre. The house has recently been refurbished with a new open plan family kitchen, bi-fold windows and home office. The house has been extended to create an additional reception room with potential to use as a separate annexe.*

### The Property

Steps lead to the front door which opens into a spacious hallway with front window, ample under stairs storage and space for coats and boots. The living room is off here with twin aspect views across the delightful front garden. The kitchen family room is a great size with space for a dining room table and chairs, with double doors leading to the rear garden and impressive bi-fold windows allowing for wonderful aspect across the leafy garden. The kitchen is newly fitted with a range of worktops and cupboard units. There is a central island with breakfast bar, an integrated oven, fitted dish washer and space for a large fridge freezer. There is a small inner hallway which leads to the vaulted extension. This room has double doors to the garden.

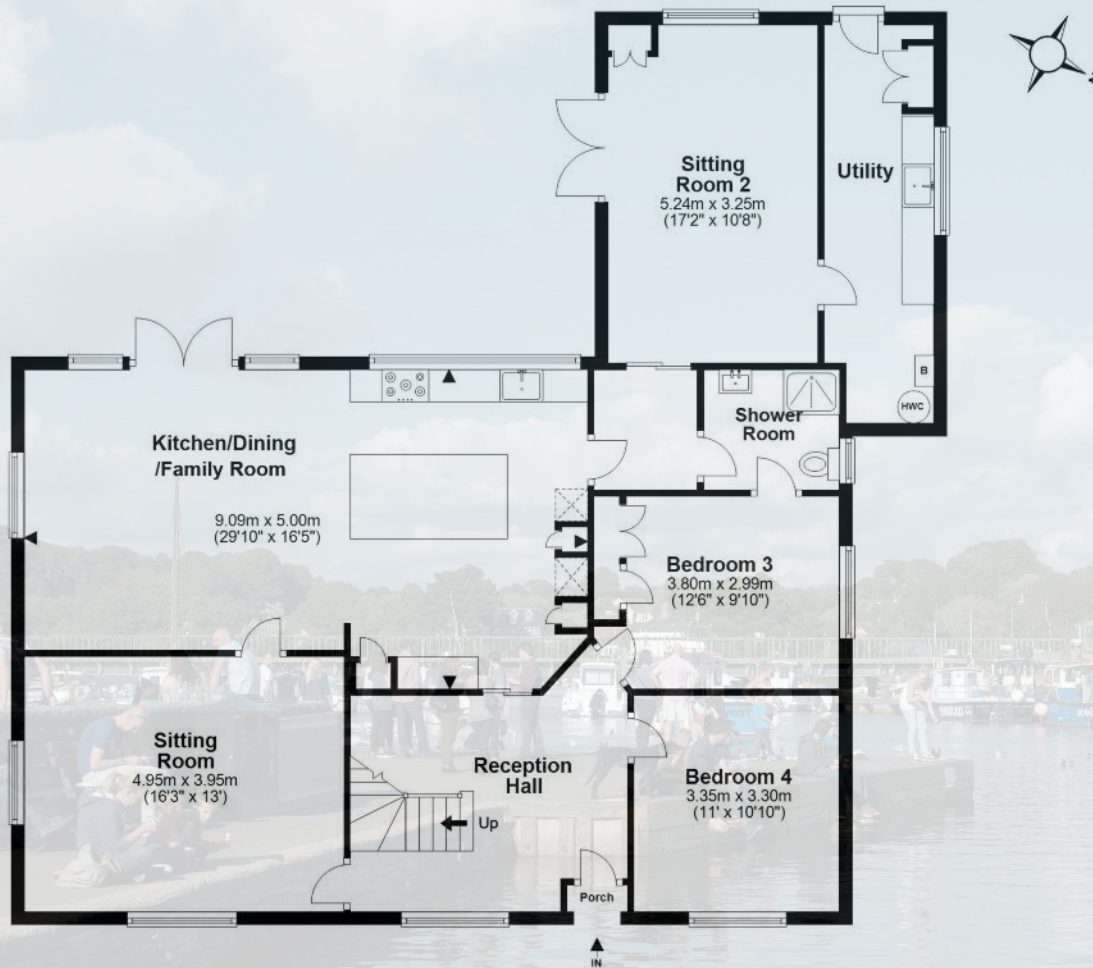
**OIEO £850,000**

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## FLOOR PLAN

### Ground Floor

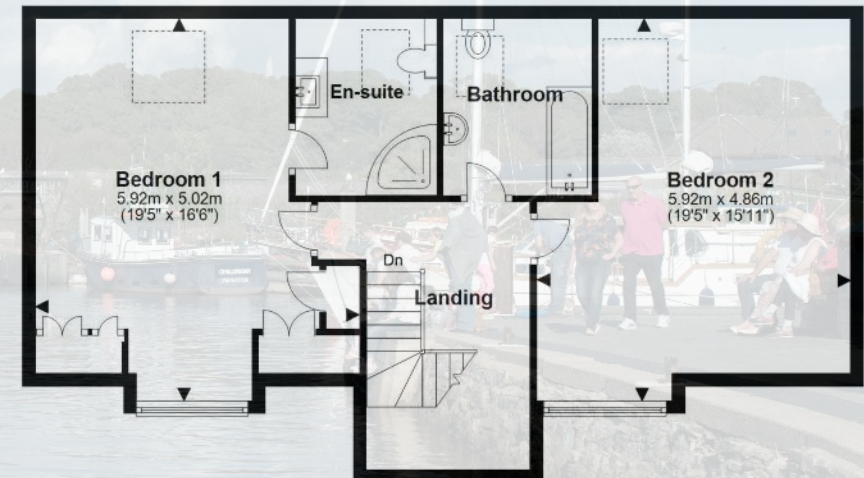


### Approx Gross Internal Areas

House: 209.7 sqm / 2256.9 sqft  
Home Office: 16.6 sqm / 178.9 sqft

**Total Approx Gross Area:**  
**226.3 sqm / 2435.8 sqft**

### First Floor







## The Property continued . . .

There is a utility room with sink, plumbing for washing machine and dryer and ample storage. From the inner hallway there is newly fitted shower room with wc and a door leading through to a double bedroom, which is also accessed from the main hallway. This section of the house could potentially be used as a separate one bedroom annexe. Adjacent to the first ground floor bedroom is another double bedroom, enjoying front aspect. Stairs rise to the first floor with two spacious double bedrooms, both large enough for bedroom furniture plus sofas and wardrobes. The principal bedroom has an en-suite shower room with the second bedroom having the sole use of the large family bathroom.

## Situation

Ideally positioned a short walk from Lymington's historic Georgian High Street this location offers exceptional convenience with a wide range of shops, restaurants, bars and cafes only half a mile away. Lymington is also renowned for its excellent sailing facilities and also offers direct ferry services to the Isle of Wight as well as a rail connection to London via Brockenhurst in approximately 2 hours. There are beaches nearby at Milford on Sea and Barton on Sea with the expanse of the New Forest, with its unrivalled walks and rides, beginning just to the north at Buckland Rings, a superb Iron Age hill fort.





## Grounds & Gardens

A long gravel track extends off the main Lower Buckland Road and leads to the property and its neighbour. The parking area comfortably allows for two vehicles. The front garden is laid to lawn, low maintenance with fence panel borders. There is a slightly raised area with an additional lawn and a new fully insulated home office. There is an electric charging point, outside tap and access down both sides of the house. The rear garden is completely private, mainly lawned and has a lovely gravelled area with outside table and chairs ideal for outside dining and a wooden shed for storage.



## Directions

From our offices turn left down the High Street turning left into New Street next to Costa Coffee. Continue for approximately 400 yds to the T-junction and turn left and then almost immediately right into Lower Buckland Road. Follow the road for approx half a mile passing May Avenue on your left, after about 300 yards there is a discreet gravel track on your left. The property can be found at the end of the track in the left hand corner.





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

## Services

Tenure: Freehold

Council Tax: G

Energy Performance Rating: C      Current: 73      Potential: 83

Property Construction: Brick elevations with tile roof

Heating: Gas central heating

Utility Supplies: Mains gas, electricity, water & drainage

The property also benefits from 16 solar PV Panels

Broadband: Superfast broadband with speeds of up to 80mbps is available at this property

Mobile Signal/ Coverage: No known issues, buyers to check with their provider

Conservation Area: No

Easements: The main drive from the street is owned by neighbouring house with access rights granted to number 67

Parking: Private driveway

Electric vehicle (EV) charging point installed: Yes

## 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:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: [lymington@spencersproperty.co.uk](mailto:lymington@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)