



Duxford House *Ridgeway Lane, Lymington, SO41 8AA*



SPENCERS





An exceptional new build home crafted to exacting standards in an extremely sought after location opposite Woodside Park and within easy reach of Lymington's centre, marina and rural walks. This highly energy efficient house is particularly spacious offering extensive accommodation of approximately 4,000 sq ft in addition to a large garage and detached pool house serving the heated outdoor pool.

The Property

This superb bespoke property is a substantial one-off build by a very well-regarded local builder. Finished to a high standard the accommodation instantly impresses with the front door opening to a spectacular reception hall with a double height ceiling from which hangs a stunning chandelier forming the centrepiece to a wide oak staircase with glass balustrades leading to the galleried landing. Immediately to the right is a highly convenient and exceptionally spacious boot room off which there is the downstairs wc. Also accessed via the hall is a generous study with data points (featured in all rooms) for easy home networking. The sitting room is positioned at the rear of the house with bi-fold doors opening onto the paved terrace enjoying views of the garden beyond. The room is set up for a wall mounted television complete with power and data connections.

To the rear of the house and forming a key living space is the superb kitchen / family room which features double bi-fold doors leading to the dining terrace and views across the landscaped south-west facing gardens. The kitchen is beautifully fitted with flush fronted high and low level cupboards and integrated Siemens appliances including a full height fridge, main oven, separate microwave combination oven with warming drawer, dishwasher and induction hob with concealed extractor above. The sink features a Qooker tap providing instant boiling water. A distinct feature of the kitchen is the superb central island which houses LED lit pan drawers and further cupboards as well as incorporating a breakfast bar. The kitchen also has a walk in pantry, fitted with shelves and cupboards under ideal for the storage of dry goods. Leading off the kitchen is the utility room featuring a double width sink set in the work surface with fully lit high level cupboards and under-counter cupboards incorporating an integrated washing machine and full height freezer.

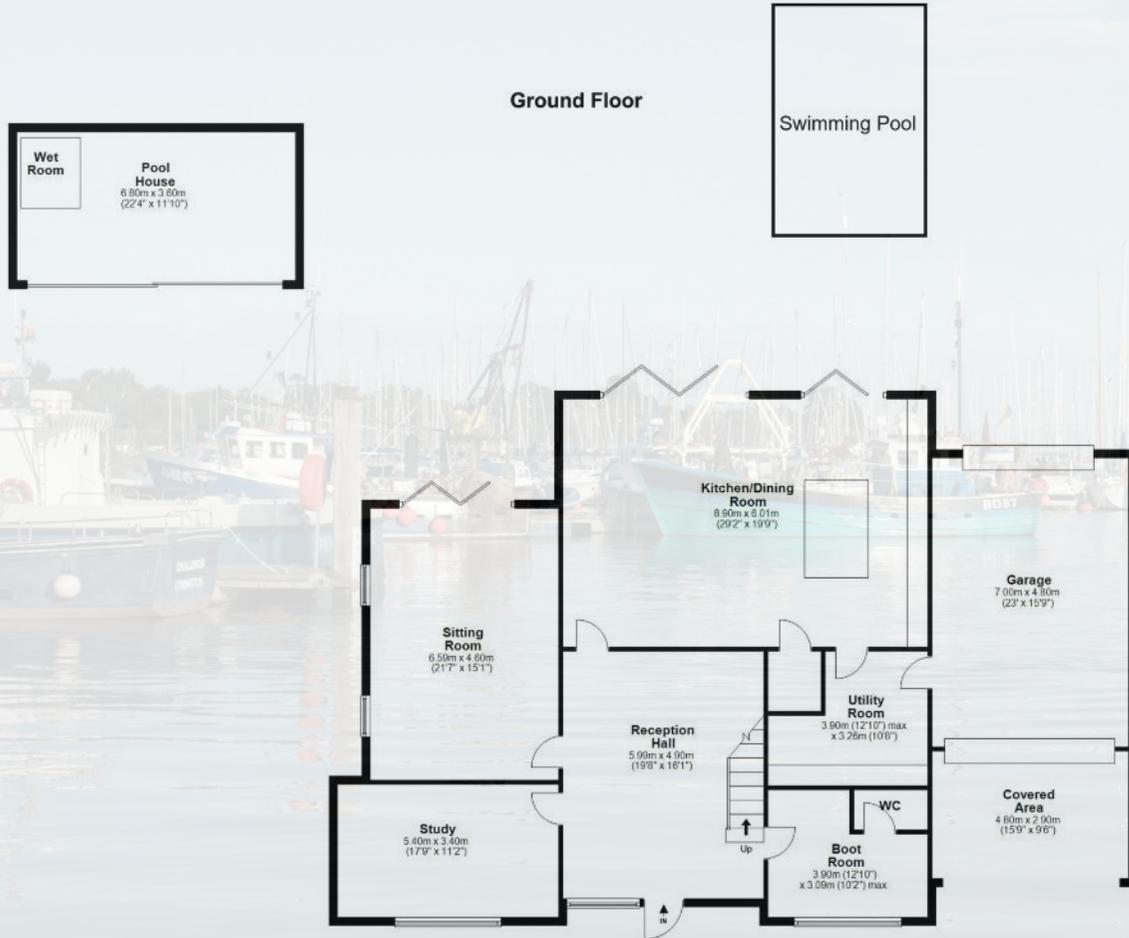
£2,695,000





FLOOR PLAN

Ground Floor



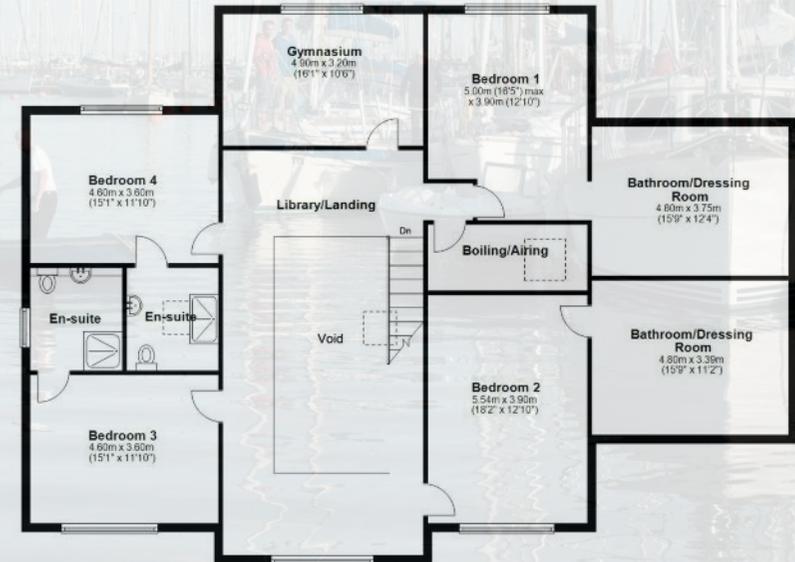
Swimming Pool

Approx Gross Internal Areas

House: 366.3 sqm / 3943.2 sqft
Garage Area: 49.6 sqm / 533.9 sqft
Pool House: 24.6 sqm / 264.2 sqft

**Total Approx Gross Area:
440.5 sqm / 4741.3 sqft**

First Floor





The house has been designed with space and light in mind with all principal rooms being extremely well proportioned with a focus on contemporary lifestyle with traditional roots.

The Property Continued . . .

There is a door from the utility room to the garage which has up and over doors both front and rear allowing maximum parking flexibility for both cars and boats. There is also an EV charger (electric vehicle charger).

On the first floor, the impressive galleried landing provides access to all first floor rooms as well as allowing light to spill through the house from its many windows. There are two principal bedrooms, the first of which has a vaulted ceiling with central chandelier and views over the garden. There are bedside sockets featuring USB connectors and wiring for wall mounted tv both for power and data. From the main bedroom a door leads to the dressing room with a Velux window and ample space for clothes and shoe storage. Beyond the dressing room is a deeply impressive bathroom featuring a free standing bath, walk in shower complete with recessed shelving and both rainfall shower head and hand spray and an exceptional panel of pale marble complimenting the Porcelanosa tiling. There is a Laufen sink and vanity unit as well as a wc, heated towel rail and shaving socket.

The second principal bedroom also has a vaulted ceiling with central chandelier and bedside sockets complete with USB connections facing a wall with all connections for a Smart TV. A door leads to the dressing room with Velux window beyond which lies the bathroom with free standing bath, walk in shower with rain shower head and handspray, recessed shelving and large dark marble panel inset within the surrounding Porcelanosa tiles. There is also a heated towel rail, shaver socket, Duravit sink with heated mirror over and wc.

There are two further double bedrooms, both with data points, exceptional space and en-suite shower rooms with Porcelanosa tiling.

There is a further large room which is ideal as a second office or gym which overlooks the garden and is fitted with numerous power sockets and data points as well as a loft hatch to the roof space.







Grounds & Gardens

The house is approached over an impressive gravel drive providing both access to the large garage and parking for several cars with an area of brick paviour as one approaches the house. The gardens which are just under a third of an acre are level and turfed lying predominantly to the rear of the house with a pleasing south westerly aspect.

Immediately to the rear of the house and accessible from the sitting room and kitchen / family room is wide flag stone terrace, ideal for relaxing and entertaining, with a flag stone path to the a heated 8 x 4 metre swimming pool (run by its own air source heat pump & solar) which measures 7 feet deep at its deep end. There is also an adjacent cedar clad pool room complete with large glazed sliding doors with wc, shower and sink.

Situation

Situated in a highly sought-after country lane that terminates on the coastline and approximately 1 mile south-west of the extensive facilities of Lymington. The town is renowned for its picturesque High Street and Saturday Market, with the Lymington River providing a safe haven for sailors with its marinas and popular Town Quay. Ridgeway Lane is the setting for a handful of the more individual properties, with the lane itself terminating on the foreshore with the coastal path that fronts Christchurch Bay, the coastal path linking to the hamlet of Keyhaven in the west with Lymington, being a haven for much wildlife. The house sits opposite Woodside Park which offers a wealth of recreational opportunities including tennis courts, a cricket pitch, an outdoor gym and skate park. Further down the lane is a well regarded local pub, The Chequers Inn.

Directions

From our offices in Lymington, head out of town towards New Milton and at the Pennington roundabout next to the Waitrose garage turn Left onto Ridgeway Lane. Continue straight ahead on Ridgeway Lane as the road curves round to the left and the house will be found on the right hand side after about a third of a mile.



Additional Information

Subject to Contract

Tenure: Freehold

Energy Performance Rating: tbc

Council Tax Band: tbc

All mains services connected

Heating: Air source heat pump powering underfloor heating on both ground and first floors. The house has 27 x 500w solar panels providing a total of 14,500 watts which can either feed the house or be transferred to a SIGenergy plus battery (most recent available at time of construction) which can store 9.8kw of energy during sunny periods for use later.

Windows and doors are powder coated aluminium in dual colours.

Broadband: Ultrafast Broadband with speeds of up 900 Mbps are available at the property via Wessex Internet (wessexinternet.com)

10 year new build warranty

Important Information

Spencers 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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