11 West Hayes

Lymington, SO41 3RL

SPENCERS
NEW FOREST

11 WEST HAYES

LYMINGTON • HAMPSHIRE

A sensational house in one of Lymington's prime locations overlooking Grove Gardens and with direct gated access to this open green space. Set at the end of a prestigious no-through road the house is particularly peaceful and secluded yet Lymington's Georgian High Street with its Saturday market and range of shops & restaurants is just 150 metres away. Built with careful attention to detail and an exemplary finish by the current owners in recent years the house offers spacious and luxurious accommodation over three floors with far reaching views across the Solent to the Isle of Wight.

Ground Floor

Reception Hall • Sitting Room • Kitchen/Dining Room • Utility Room • Laundry Room

First Floor

Galleried Landing • Double Bedroom with En-Suite Bathroom

Two Further Double Bedrooms • Family Bathroom

Second Floor Floor

Master Bedroom with En-Suite Bathroom • Dressing Room

Outside

Sweeping Driveway • Gated Entrance • Landscaped Rear Gardens

£2,250,000 *4* *2* *3*

The Property

Built by the current owners in 2017 the house is beautifully styled combining both traditional and contemporary design elements. Every aspect of the design process enhances a practical and comfortable lifestyle combining underfloor heating with high ceilings and extremely efficient insulation allowning an extensive use of glass to bring in natural light and views of the garden, the adjoining park and a far reaching vista of the sea and the Isle of Wight from the master bedroom. Doors have been designed to lie flush with interior walls when opened and the outdoor life is catered for with cleverly integrated secure sporting cupboard and sail lofts.

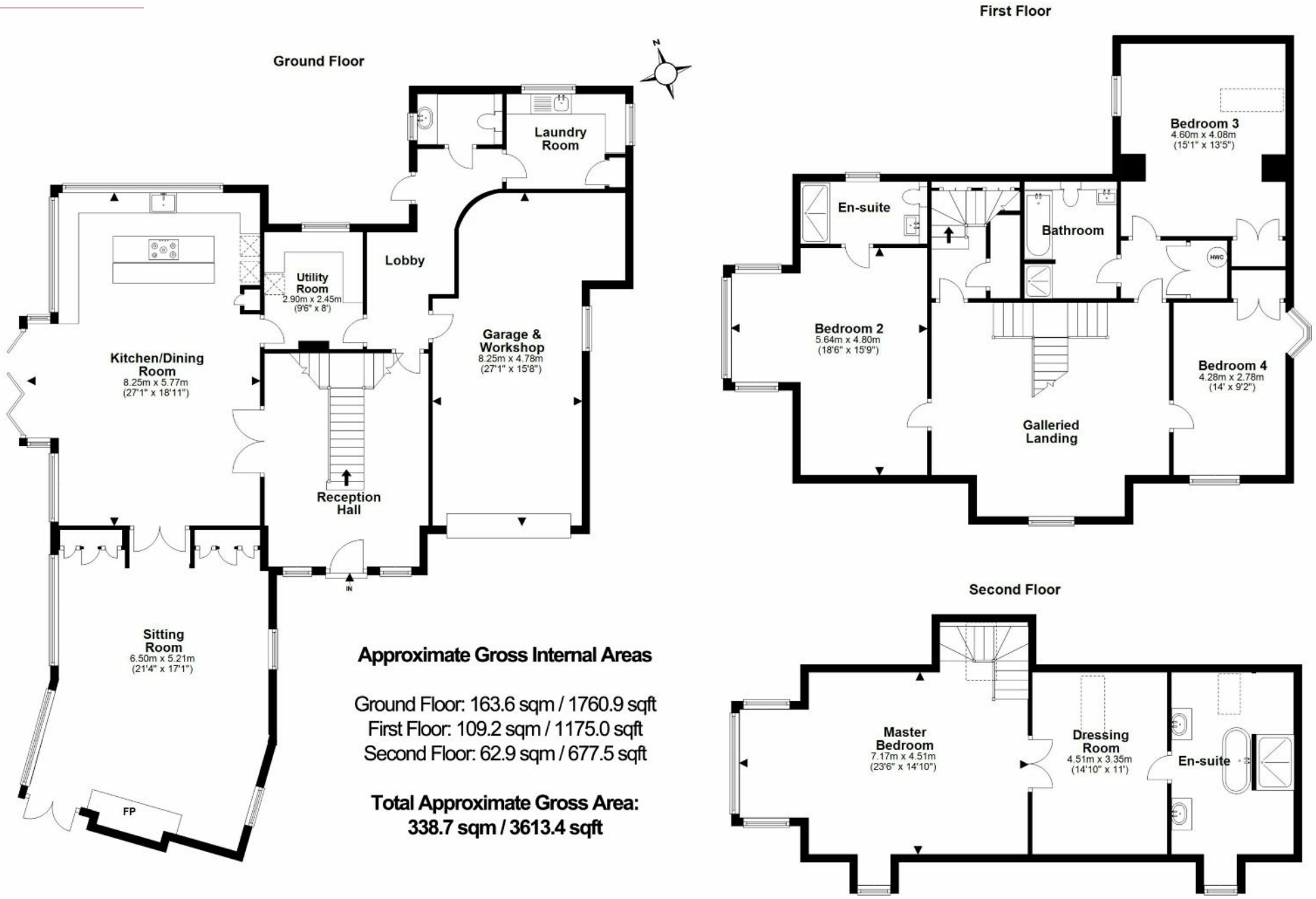
The front door opens to a deeply impressive entrance hall with a sweeping split staircase rising to a galleried landing on the first floor. Double doors lead from the hall into a tastefully decorated kitchen / dining room with a western wall of windows and bifold doors which overlook the glorious planting of the walled garden and allow light to flood in. The outdoor space is beautifully lit at night providing an atmospheric backdrop from twilight onwards. The kitchen is by Neptune with all appliances by Miele featuring twin ovens with grills, a steamer oven and microwave. There is a large island unit incorporating a breakfast bar and induction hob with recessed extractor fan that rises from the work surface when in use. The dining area provides space for a large central table adjacent to the bifold doors leading to the garden. From the dining area, double doors lead to the spectacular sitting room which features a vaulted ceiling, tall windows and an integrated raised fireplace. The double doors are flanked by built in book shelves with cupboards under that contain a drinks fridge and further storage space.

Beyond the kithen is a very cleverly thought out series of domestic offices including ample hanging and storage space for coats and boots, a utility room and separate laundry room, WC as well as a back door to the outside. A further door leads to the integrated garage with electric up and over door that has been designed to accommodate a large car and still leave room for the workshop space at the far end.

Upstairs there are three bedrooms on the first floor including two double guest suites with adjoining bathrooms and built in cupboards. The third bedroom on this floor doubles as a study and all rooms have been carefully thought out with wall mounted lamp socket switches next to the bed along with phone, internet and television ports.

The entire top floor master bedroom suite is reached via a private staircase behind its own door. There is access from this staircase to twin sail lofts cleverly designed in the eaves storage and past which the stairs rise to a superb main bedroom. Windows here face south and provide a vista past the yachts in Lymington marina to the Solent and Isle of Wight beyond as well as a glorious open outlook across Grove Gardens. From the generous bedroom a door leads to a dedicated dressing room fitted with extensive hanging and shelf space as well as a central island with numerous drawers. Beyond the dressing room is a beautiful fully tiled bathroom with free standing curved bath and separate shower.

FLOOR PLAN



Approximate Gross Internal Areas

Ground Floor: 163.6 sqm / 1760.9 sqft
First Floor: 109.2 sqm / 1175.0 sqft
Second Floor: 62.9 sqm / 677.5 sqft

Total Approximate Gross Area:
338.7 sqm / 3613.4 sqft

Illustration for identification purposes only; measurements are approximate, not to scale.EPC New Forest
Plan produced using PlanUp.

Carefully landscaped gardens designed for low maintenance

Grounds & Gardens

The house is approached through electrically operated timber gates that lead to a sweeping drive and parking area for cars and boat trailers as well as providing access to the garage. Period style Michelmersh bricks form the elevations with clever use of clay tiles as both roof covering and additional detail at wall and window junctions. Gates at both sides of the house provide access to the walled gardens which have been carefully designed to catch the light throughout the day. The gardens have been very carefully landscaped and planted to provide a beautifully private and low maintenance space for outdoor dining and relaxation. There is a mature olive tree which forms a central feature and, like the rest of the garden, is sensitively lit to create a beautiful landscape at night that enhances the view from inside the house. If further outside space is required, a secure gate leads directly onto Woodside park which has a large grass area ideal for more energetic recreation.

The Situation

West Hayes is a most exclusive and sought-after location, tucked behind the High Street, within minutes of the Marinas and Sailing Clubs and coastal walks. This property enjoys direct yet secure gated access to Grove Gardens, an attractive park in the centre of town. Lymington offers extensive restaurants and boutiques and 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. There is a range of both state and private schooling, with the popular Walhampton preparatory school close by.

Directions

By car: From our office on Lymington High Street, head towards the church and just after you reach it, turn left into Church Lane. Continue along this road before turning left into Grove Road. Take the second turning on the left into a road called West Hayes and continue to the very end where the timber gates to the house will be found ahead and to the left.

Services

All mains services are connected.
Internet - Superfast Broadband with speeds of up to 60 Mbps is available at the property (source: Ofcom)
EPC - Current 85 Potential 89

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

Points Of Interest

Berthon Marina	0.2 miles
Waitrose Lymington	0.2 miles
Lymington Quay	0.4 miles
Lymington Town Railway Station	0.4 miles
Priestlands Secondary School	0.5 miles
Lymington Yacht Haven	0.6 miles
Lymington Ferry Terminal	1.0 miles
Walhampton (Private School)	1.0 miles
Brockenhurst Golf Club	3.8 miles
Brockenhurst College	4.5 miles
The Pig	4.6 miles
Chewton Glen Spa & Hotel	7.5 miles

Important Notice

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 fitments, 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, Hampshire, SO41 9AL
T: 01590 674222 **E:** lymington@spencersnewforest.com

www.spencersnewforest.com