

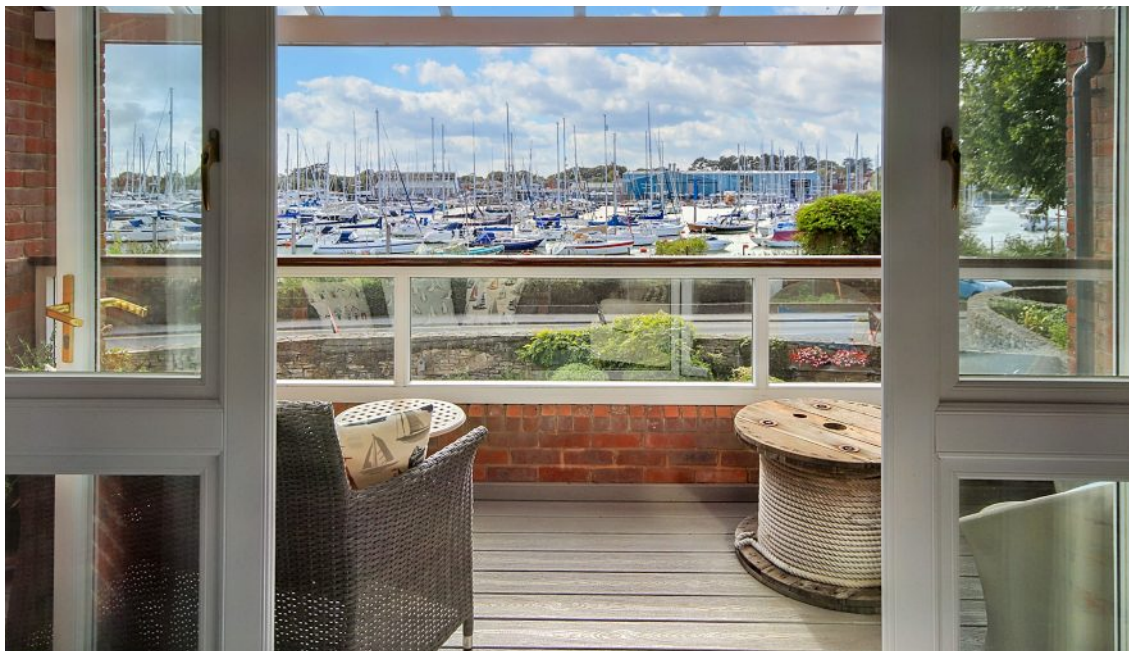


5 Ferry Point

Undershore Road, Lymington, SO41 5TB

SPENCERS
COASTAL





Constructed in 2000 & owned by the current owners since new, this wonderfully positioned modern home affords quite stunning river views set moments from the centre of Lymington.

The Property

There are two entrances to Ferry Point, the first accessible from the covered car port opens in to a ground floor hallway. Wet dogs, sailing gear and wellies can be easily dealt with before entering the body of the house. The utility room is also sensibly positioned here, with storage cupboards, plumbing for washing machine and tumble dryers, coat and boot storage and an attractive porthole window. There is a ground floor cloak room and a door which leads through to the impressive kitchen/family room. This room has a flexible arrangement for furniture and allows for a casual seating and dining area and is warmed by a gas coal effect burner. There are double glass doors which lead to the raised patio providing space for both outside entertaining. The kitchen has a range of fitted cupboards and work tops with fitted double oven with warming drawer, induction hob and integrated dish washer. The second and primary entrance takes you to a raised half landing with velux window and a access to the lounge above or kitchen below. The main living room is a truly wonderful room with breath taking views across the river taking in the marina, town quay and bustling yachts heading up and down the water. The comfortable lounge has an open brick fire place with double doors which open on to the glass covered terrace providing alfresco dining whilst watching the sun set. Bedroom 3 is also positioned on the first floor with fitted wardrobes and the use of the large family bathroom.

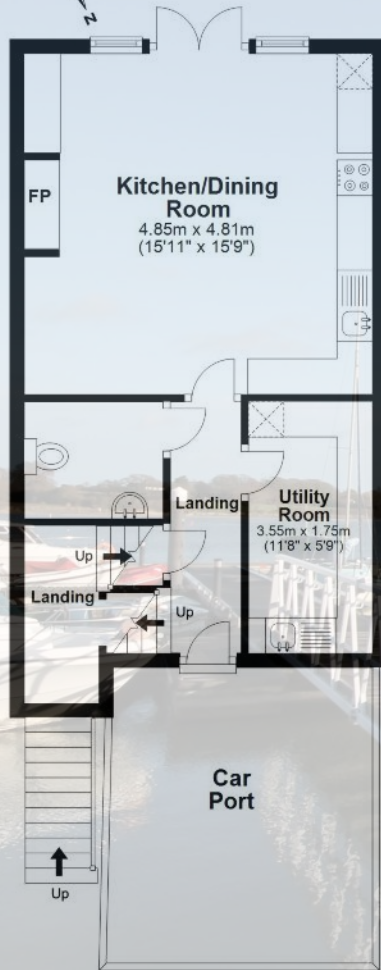
£949,950



FLOOR PLAN



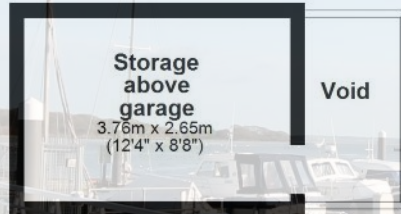
Ground Floor



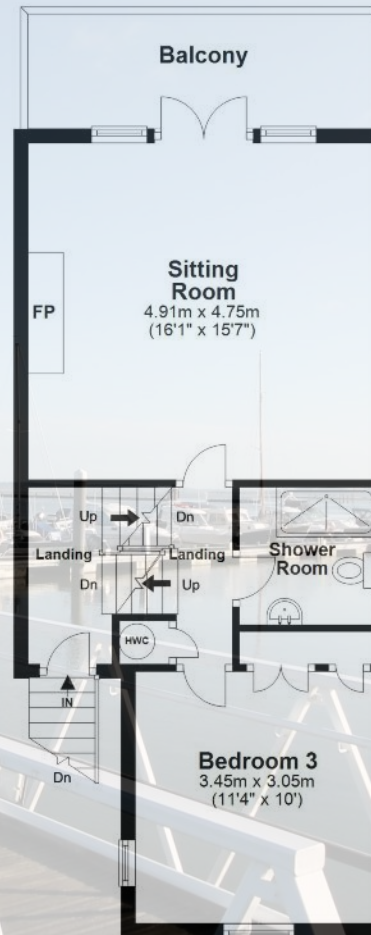
Approx Gross Internal Areas

House: 141.8 sqm / 1526.3 sqft
Garage (in separate Block):
26.0 sqm / 279.9 sqft

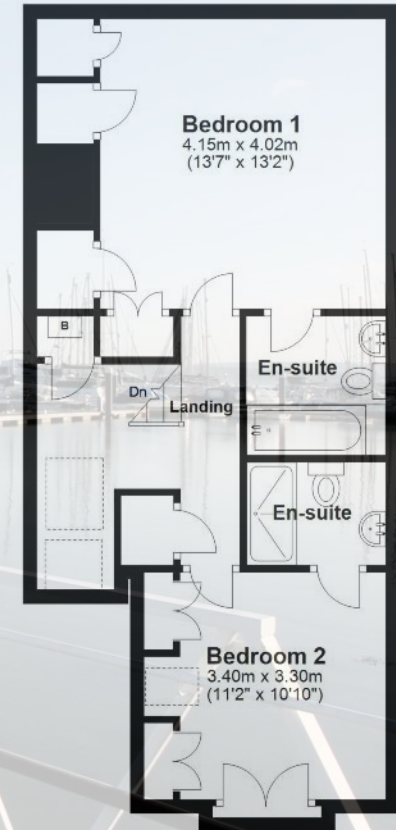
**Total Approx Gross Area:
167.8 sqm / 1806.2 sqft**



First Floor



Second Floor





The property was undoubtedly designed to embrace waterside living as from all floors there are superb views. There is a lovely south west facing garden, car port and large garage.

The Property Continued

The master bedroom is located on the second floor with wonderful river views, providing a beautiful backdrop. The main bedroom has built in storage and en suite bathroom. The second bedroom, also on this floor also benefits from an en-suite and is a very comfortable double.

We feel this house would appeal to purchasers wanting to acquire a second or full time home which embraces the true sailing ambience of Lymington life. The low maintenance of a modern house, convenient positioning within striking distance of restaurants and yacht clubs and also being on the doorstep of open forest, make this house an ideal base for persons wishing to enjoy the best of Hampshire life.

The Situation

The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seaweaves and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th Century. 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 also a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) providing a half hourly service to London Waterloo with a journey time of 90 minutes. Lymington has a number of independent shops including some designer boutique.







Grounds & Gardens

There is a covered carport which is integrated into the structure of the property allowing for dry access to the property on rainy days. There is also a garage with an electric up and over door and large storage area in the eaves which is currently used as a workshop. Power and light are both supplied to the garage. The main garden has been landscaped for ease of maintenance and provides several seating areas ideal for entertaining. The garden is retained with a stone wall. The second floor terrace has a large area for seating and outside dining. A glass retaining balcony surrounds the terrace allowing for all weather dining and provides the most idyllic views across the river and marinas.

Directions

From our offices in Lymington, proceed down the High Street and turn left into New Street. At the end of the road, turn right onto East Hill and at the first roundabout, take the second exit and then immediately take the first exit on to Bridge Road (signposted to Beaulieu). Continue along Bridge Road and then take the third exit on the right into Undershore Road, passing The Ferryman inn and Ferry Point is located a short distance on the left hand side following a slight bend in the road.

Services

Energy Performance Rating: D Current 65 Potential 77

Council Tax Band: G

All mains services connected

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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