



Mast View

Spring Road, Lymington, SO41 3SP



SPENCERS





MAST VIEW

LYMINGTON

Located in a highly sought after area south of the High Street and occupying a corner position is this spacious and individual five bedroom 9 year old detached house. Offering very well proportioned accommodation over three levels the house is in excellent order throughout with the benefit of a double length garage, rib or motor home parking and moments from the twin marinas and yacht clubs.

Ground Floor

Kitchen / Family / Dining Room • Sitting Room • Pantry • Utility Room • Cloakroom

First Floor

Principal Bedroom with En Suite and Dressing Room • Two Further Bedrooms with Family Bathroom

Second Floor

Two Bedrooms • Shower Room • Storage Areas

£1,650,000



5



2



3



The Property

The house benefits from the remainder of the NHBC certificate and offers contemporary, spacious living over three floors.

The covered porch opens in to a spacious hallway with a cloakroom, utility room with garden access and a glass and oak stairway leading to the first floor with ample storage. Underfloor heating runs throughout the ground floor with access through to the beautiful kitchen family room with bi-fold doors to the garden. The kitchen is particularly spacious with vaulted ceilings, space for twin sofas and dining table. There is a log burner, a particularly inviting walk-in larder, central island with breakfast bar, range of cabinets and work tops with full length integrated appliances. The lounge is both light and bright with a triple aspect, fitted book shelves and double doors to the garden.

Stairs rise to the second floor with two particularly spacious rooms, both with eaves storage and far reaching views taking in the masts from the nearby marinas. A third walk-in shower room and additional storage room completes the impressive accommodation.

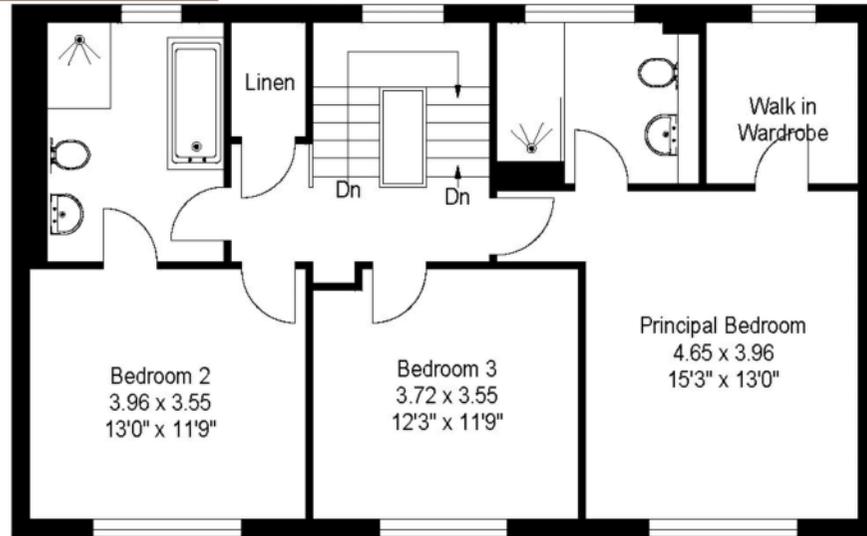


Stairs lead to the first floor landing with walk-in linen cabinet and the spacious master bedroom with an ensuite double shower, walk-in wardrobe and easterly views. Bedroom two and three are both doubles with a large family bathroom with both shower and bath servicing these rooms.

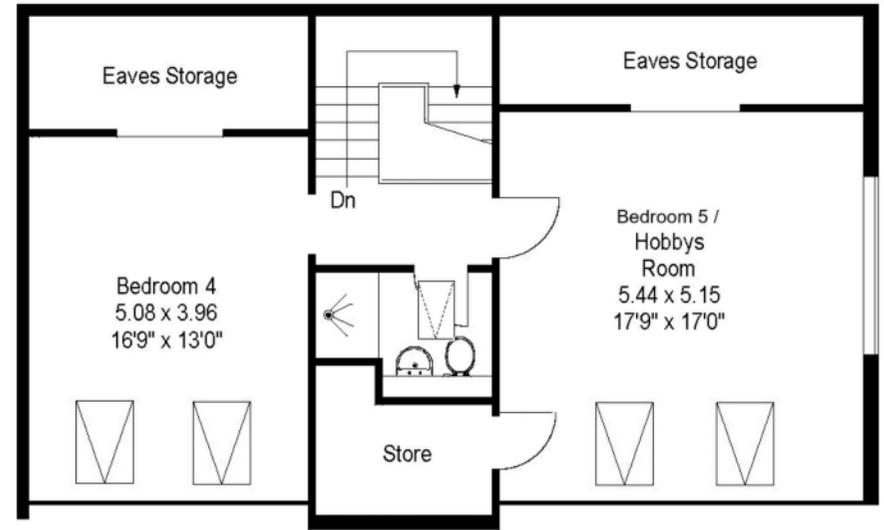




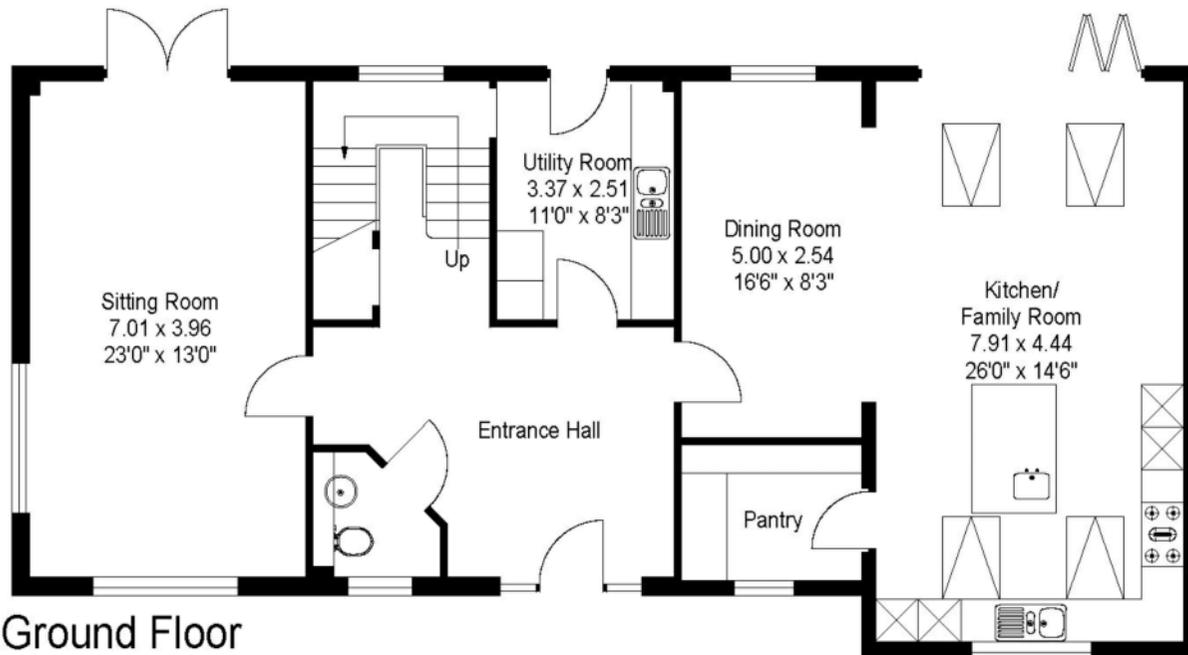
FLOOR PLAN



First Floor



Second Floor



Ground Floor

Approximate
Gross Internal Floor Area
Total: 280sq.m. or 3014sq.ft.
(Inc Eaves Storage)

Plans produced and Copyright HOMEPLAN
www.homeplanuk.co.uk

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE







Grounds & Gardens

The excellent frontage provides off road parking for numerous vehicles plus a double length garage with power and light providing storage for a classic car, bikes or sailing kit. The rear garden faces west and has been landscaped to be low maintenance with artificial grass, raised planting areas, panelled fence borders and a large patio for alfresco dining. The corner plot provides access off the road to an impressive gravel area positioned behind double gates which allows secure parking for large ribs or a motor home.

The Situation

The property is located to the South of the High Street and within walking distance of the town centre, Lymington's deep water marinas, the Royal Lymington Yacht Club and Lymington Town Sailing Club. Lymington is situated on the southern edge of the New Forest and is recognised worldwide as a premier sailing resort. It is also a picturesque Georgian market town with an excellent range of boutiques, shops and restaurants, a weekly market, and a selection of cafes and pubs. The railway station has a branch line to Brockenhurst mainline station, where there is a mainline service to Waterloo (approx 90 minutes). There are highly regarded independent schools in the area including Ballard, Durlston Court and Walhampton, with local schools at every level.



Directions

From our office in the High Street turn right then first left into Church Lane proceed and then bear left into Waterford Lane then turn sharp left into Brook Road, which becomes Spring Road. The road bears slowly to the right and the property can be found on the corner on the right hand side.



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

Services

Tenure: Freehold

Council Tax: G

EPC: A Current: 92 Potential: 92

Property Construction: Standard construction

Utilities: Mains gas, electric, water & drainage. The property also benefits from solar panels and storage batteries

Heating: Gas central heating

Broadband: Ultrafast broadband with speeds of up to 1000mbps is available at this property.

Parking: Private driveway, garage

Important Notice

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:

74 High Street, Lymington, Hampshire, SO41 9AL
T: 01590 674222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk