



Wistaria House

*32 St Thomas Street, Lymington, SO41 9NE*



SPENCERS





# WISTARIA

ST THOMAS STREET • LYMINGTON

*An especially elegant and iconic Grade II Listed house extending to 4,000 sq ft in a highly convenient central location with the added benefit of generous outside space and parking. Significant work has recently been done to update the property but there remains potential to add the finishing touches to this rare family home.*

## Cellar

Wine Cellar • Storage

## Ground Floor

Sitting / Dining Room • Kitchen / Breakfast Room • Family Room • Lounge • Bedroom with En Suite

Utility • Boot Room • Cloakroom • Boiler Room • Store

## First Floor

Bedroom with Dressing Room and En Suite • Two Bedrooms, one with En Suite • Family Bathroom

## Top Floor

Two Bedrooms, one with En Suite

£1,250,000



6



3



5



## The Property

This charming house has been significantly updated in recent years by the current owners yet there remains significant scope to finalise the cosmetic finish and fine tune the flow of the extensive accommodation which extends to approximately 4,000 square feet.

The central panelled front door opens to a characterful hall from which there is a generous sitting room featuring a traditional fire place, marble slips and a beautiful marble surround. There is also a ground floor double bedroom with en suite shower room.

Also on the ground floor is a family room as well as a recently fitted kitchen / breakfast room with large central island and steps leading down to a large sitting / dining room which overlooks the garden and has potential to install sliding or bi-fold doors to improve direct access to the outside space. There is also a cloakroom with wc, large utility room, boot room and boiler room complete with new heating system. There are also steps from the hall leading down to a wine cellar. From the hall, a gracious turning staircase rises to the first floor where

there is a generous landing providing access to further bedrooms. The spacious principal bedroom has both an adjoining dressing room and an en suite bathroom. There are two further large double bedrooms on this floor, both of which have en suite bath rooms. On the second floor there are two further large bedrooms, one of which has an en suite bathroom.



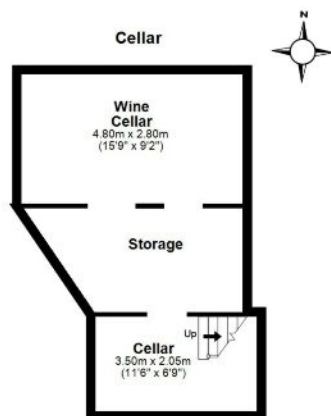
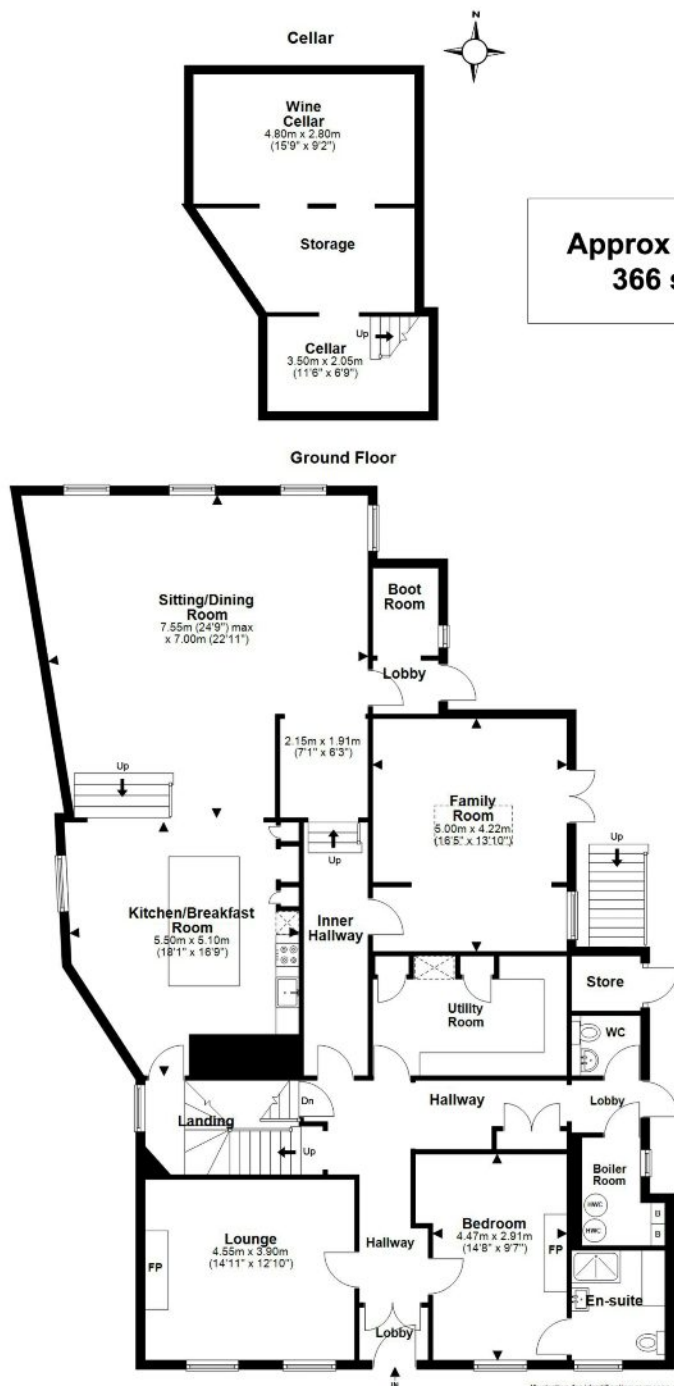








# FLOOR PLAN



**Approx Gross Internal Area  
366 sqm / 3939.8 sqft**





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*There is a range of both state and private schooling, with the popular Walhampton preparatory school close by.*

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## Grounds & Gardens

Unusually for such a central location, the house offers particularly generous outside space to the rear which is 43 feet deep and extends beyond the width of the house. This space currently offers extensive parking and storage space as well as having further potential for creating a delightful garden while still retaining significant parking spaces. The rear parking area is accessed from St Thomas Park and there is also a parking space to the side of the house accessed via a gated entrance from St Thomas Street.



## The Situation

The house forms an intrinsic part of Lymington's history and identity. Positioned in a highly convenient high street position, 100 yards west of St Thomas' church the house could not be more ideally positioned for Lymington's excellent shops, restaurants and Saturday market.

The house is also within minutes of the Marinas, Sailing Clubs and coastal walks as well as Lymington's historic picturesque harbour. On the fringes of town the natural beauty of the New Forest National Park provides countless walks and cycle rides.

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.



## Additional Information

Tenure: Freehold

Council Tax: G

EPC: E      Current: 42      Potential: 66

Property Construction: Brick elevations with tile roof

Utilities: Mains gas, electric, water and drainage

Heating: Gas central heating

Conservation Area: Lymington

Broadband: Ultrafast broadband with speeds of up to 1800mbps is available at this property.

Electric Vehicle (EV) Charging Point: Yes

Parking: Private driveway

## 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.



## LYMINGTON QUAY

For more information or to arrange a viewing please contact us:

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