



4 Westfield Road

Lymington, SO41 3PY



SPENCERS





A beautifully modernised and thoughtfully extended three-bedroom Victorian home, full of charm and character, and offering the added benefits of off-street parking and a south-westerly facing garden.

The Property

The front door, topped with an attractive glazed fanlight, opens into a practical porch area — ideal for removing coats and shoes before stepping inside. At the heart of the home is a wonderfully light and inviting kitchen/dining space, with windows to the side and rear and doors opening onto the charming garden. The kitchen is beautifully appointed, featuring a comprehensive range of wooden country-style units and a host of integrated appliances, including an under-counter fridge and freezer, dishwasher, and washing machine. There is ample room for both a sofa and dining table, making this space the true hub of the home — perfect for relaxing and enjoying a cup of tea. The living room is positioned at the front of the property, where a log effect gas fire creates an attractive focal point. A cloakroom by the front door completes the ground floor accommodation.

Stairs rise to the first floor, where there are two generously sized double bedrooms, both benefitting from fitted wardrobes from Hammonds. A built-in cupboard houses the Megaflo hot water tank, providing a very efficient and powerful shower, plus a modern boiler. The family bathroom on this level serves all three bedrooms. The third bedroom is accessed via a further staircase and is impressively proportioned, filled with natural light and complemented by useful eaves storage.

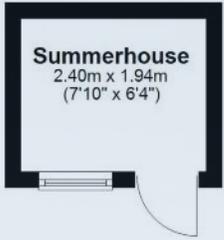
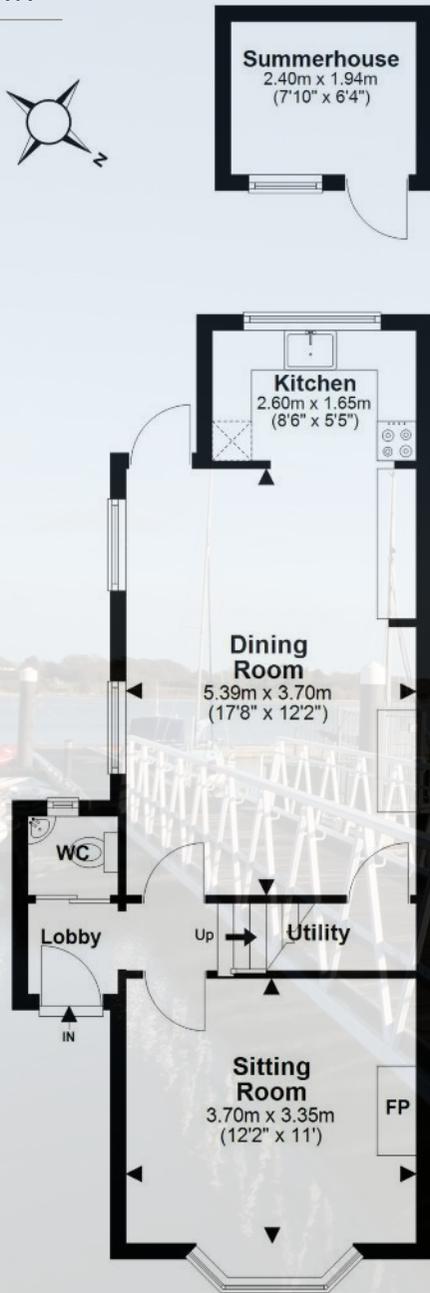
£699,950



FLOOR PLAN



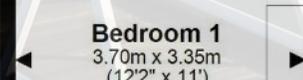
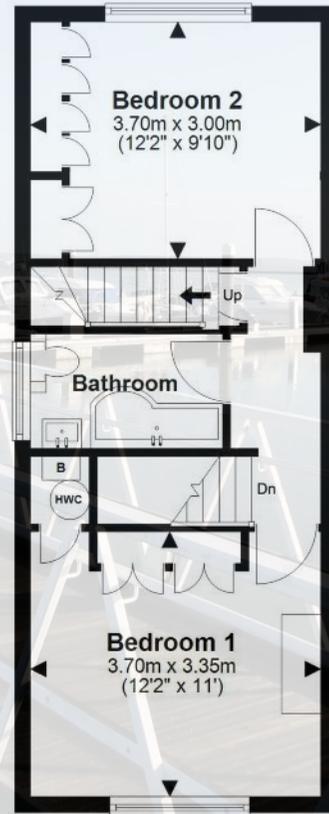
Ground Floor



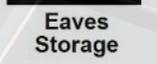
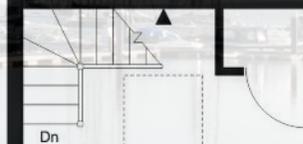
FLOOR PLAN

Approx Gross Internal Areas
Main House: 99.8 sqm / 1074.7 sqft
Summerhouse: 4.7 sqm / 50.4 sqft
Total Approx Gross Area: 104.5 sqm / 1125.1 sqft

First Floor



Second Floor







Situated on one of the sought-after roads south of the High Street, the property enjoys convenient access to local amenities, restaurants, and leisure facilities. Offered with no onward chain.

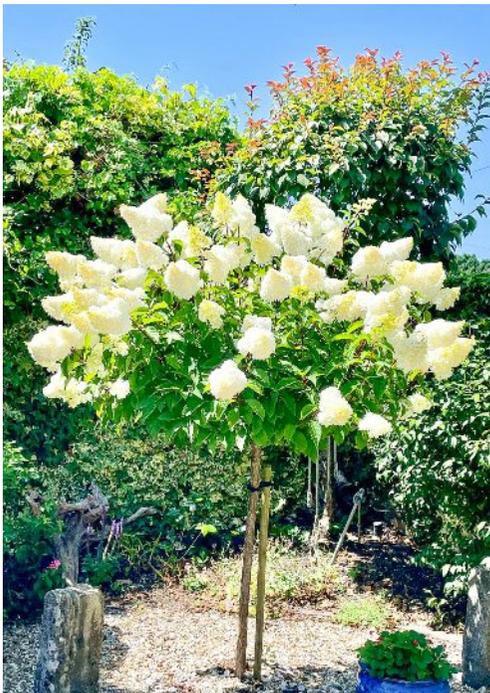
Grounds & Gardens

The property is approached via a shingle driveway, enhancing its classic and welcoming kerb appeal. Gated side access leads to the attractive south-westerly facing garden, thoughtfully designed to be both stylish and low maintenance. It features a generous sun terrace ideal for outdoor entertaining, a useful storage shed, and a raised planting bed — perfect for growing fresh herbs to enjoy in summer drinks. There is also a good-sized east-facing rear garden, providing convenient access to the back of the property without the need to pass through the house.

Overall, the outdoor space has been carefully planned with both practicality and enjoyment in mind. The front garden creates an appealing first impression, while the rear garden, complete with a stone patio, offers a private and peaceful setting for relaxation.

Situation

The property is located south of the High Street and within walking distance of Lymington marinas and yacht clubs. Lymington is situated on the southern edge of the New Forest and is recognised worldwide as a premier sailing resort. It is a picturesque market town with an excellent range of boutiques shops and restaurants, a weekly market, and a selection of cafes and pubs. The railway station is a branch line to Brockenhurst 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, while local schools at every level are mostly rated 'good' or 'outstanding' by Ofsted.





Additional Information

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: D Current: 66 Potential: 77

Services: All mains services connected

Heating: Gas fired central heating

Flood Risk: Very low

Property construction: Standard construction

Ultrafast broadband with speeds of up to 2000 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

Agents Note: The property has a brand new roof, made with Spanish slates, fitted in 2025.

Directions

From the office proceed up the High Street and take the first left in to Church Lane. After two hundred yards turn left in to Waterford Lane. At the end of this road turn left in to Stanley Road and first left in to Westfield Road. The property is towards the end of the road on the left hand side.

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:
74 High Street, Lymington, SO41 9AL
T: 01590 674 222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk