



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

Dormers

Ridgeway Lane • Lymington • SO41 8AA





*Est.1988*



# Dormers

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Unique opportunity to purchase a beautifully presented three/four bedroom house with the benefit of a double garage, detached annex, generous parking and well maintained gardens and grounds of approximately 1/4 acre. This delightful property is located just metres away from Woodside Park and within easy reach of Lymington High Street, Marinas and the Sea Wall.



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£1,250,000

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## Key Features

- Kitchen with built-in appliances, open plan to the dining/family room
- Large drawing room with views over the beautiful gardens
- Two large first floor bedrooms, both with built-in wardrobes and and juliet balconies
- Double garage incorporating a garden store
- Utility room and ground floor cloakroom
- Ground floor double bedroom with built-in wardrobes and en-suite wet room
- First floor bathroom with bath and separate shower
- Annex comprising a large workshop/storage room, utility room, office/bedroom four with en-suite shower room

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# Description

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Tucked away off Ridgeway Lane, this spacious three/four bedroom house with well maintained gardens and grounds of approximately 1/4 acre, offers versatile and beautifully presented accommodation and benefits from a separate double garage, an abundance of parking and a detached annex.

Storm porch leading into the entrance hall with stairs with spindle balustrade rising to the first floor. There is a dual aspect double bedroom with windows to the front and side aspect with built-in wardrobes and an en-suite wet room with large walk-in shower, WC, wash hand basin with vanity storage under, heated towel rail, fully tiled walls, obscure window to the side aspect. Ground floor cloakroom with WC and wash hand basin. The generously proportioned drawing room is a real feature of this property and is a light and airy room affording an abundance of natural light. Feature fireplace with coal-effect gas fire, hearth and mantelpiece, with built-in alcove shelving and cupboards either side. Window to the front aspect, multiple windows with views over the beautiful south westerly facing garden and french doors to the side aspect opening out to the patio and gardens beyond. The kitchen has a comprehensive range of floor and wall mounted cupboard and drawer units with worktop and matching splashbacks. Inset single bowl and drainer sink unit with mixer tap over, built in appliances include a five ring gas hob with extractor hood over, eye level electric double oven, eye level microwave, dishwasher and American style fridge freezer. The kitchen is open plan to the large triple aspect dining/family room with large rooflight, windows to all sides and french doors to the rear opening out onto the patio area and gardens beyond. Door from the dining area into the utility room with cupboard units, inset single bowl and drainer sink with mixer tap over, space and plumbing for washing machine and tumble dryer, wall mounted gas fired central heating boiler, window to the front aspect and door leading outside.

First floor landing with two large double bedrooms, both of which have a range of built-in wardrobes and juliet balconies, enjoying views over the established and well maintained gardens. Bedroom three has hatch with pull down ladder giving access to the loft space with light.

The property is approached via a private driveway accessed from Ridgeway Lane,

leading up to the house, with ample driveway parking, the annex is located to the left of the house and the double garage to the right. The rear garden is sectioned off from the front driveway area, with wall and fencing. There are two sets of wrought iron gates leading through to the garden. At the front of the house there are areas of lawn and an abundance of trees, shrubs and borders. The landscaped gardens are an asset to this delightful property, are well maintained, with the property situated in the middle of the plot. There is a paved patio area that runs adjacent all round the property, offering ample room for patio furniture with the remainder of the garden laid to lawn with well established borders. There is also a summerhouse and greenhouse.

The detached double garage has a pitched roof, outside tap and incorporates a garden store.

The Annex comprises a large workshop/storage room, utility room and an office/bedroom four overlooking the garden, which has heating and an en-suite shower room.

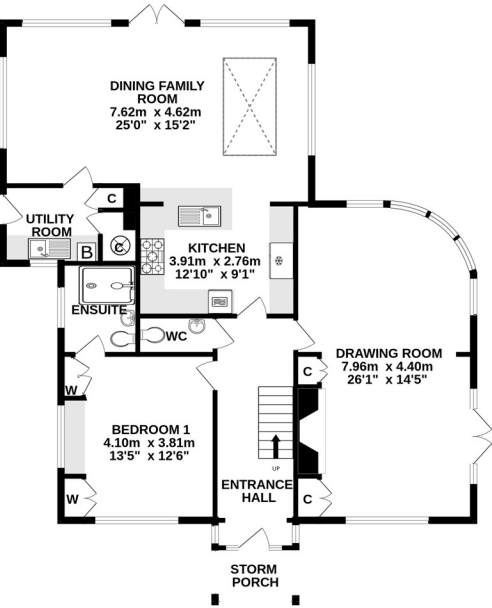
**\*\* Please note the orientation of the compass on the floor plan only applies to the house itself, and not the garage or annex as they are displayed on the floorplan.**

The property is located just a stone's throw away from Woodside Park and close to the Sea Wall and within easy reach of Lymington High Street. The beautiful Georgian market town of Lymington has many independent shops and the picturesque quay, deep water marinas, and sailing clubs. Lymington has a numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and 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 (approx. 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.

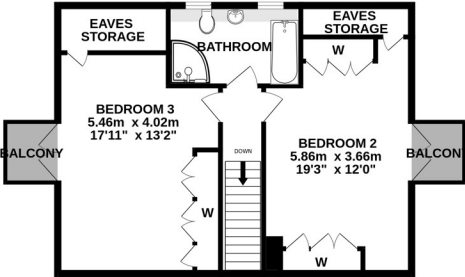


# Floor Plan

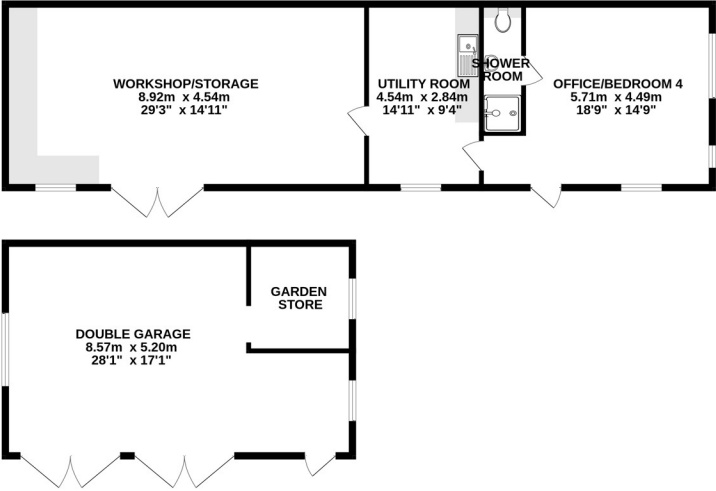
GROUND FLOOR  
117.2 sq.m. (1262 sq.ft.) approx.



1ST FLOOR  
57.7 sq.m. (621 sq.ft.) approx.



OUTBUILDINGS  
124.3 sq.m. (1338 sq.ft.) approx.



MAIN HOUSE TOTAL AREA: 174.9 SQM

TOTAL FLOOR AREA : 299.2 sq.m. (3220 sq.ft.) approx.

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For more information or to arrange a viewing please contact  
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