



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

Lyndale

Undershore Road • Lymington • SO41 5SB



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This delightful period semi-detached property benefits from river views and is offered for sale with no forward chain. The property has been extended over the years, and retains many original features and charm and has a beautiful walled cottage garden with brick built garden store. The property is conveniently located for both Lymington High Street, train station, the nearby forest and the Isle of Wight ferry terminal.



3



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£775,000

Key Features

- Well equipped kitchen/dining room with Aga, opening through to the family room and a separate sitting room with feature woodburner
- Three first floor double bedrooms, one of which enjoys stunning river views
- Beautifully presented, well proportioned accommodation, retaining many original features and charm
- Located within level walking distance of Lymington High Street, Train Station and the Isle of Wight Ferry Terminal
- Lovely well established cottage garden, with useful brick built garden storage
- Ground floor shower room and utility room
- First floor family bathroom with bath and separate shower cubicle
- Allocated parking space
- Offered for sale chain free
- EPC Rating:C & Council Tax Band:E

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Description

Located within easy reach of Lymington High Street and benefitting from river views, this delightful three bedroom semi-detached house is offered for sale with no forward chain. The well proportioned accommodation retains many original features and there is a beautiful walled cottage garden and off road parking.

Front door leading into the porch, with side windows and wooden door leading into the kitchen/dining room. This light and airy room has a range of floor and wall mounted cupboards, open shelving and glass front display cupboards and drawer units. Inset one and a half bowl single drainer sink unit with mixer tap over and tiled splashbacks. There is an Aga, separate four ring gas hob with extractor hood over and built-in microwave underneath. Miele dishwasher and upright fridge freezer included, two windows to the front aspect overlooking the garden. Opening through to the family room, which has windows to the front and side aspect, again enjoying views over the garden. The dining area has a fitted bench storage seat and the bespoke dining table has been made by a local forest craftsman and fits the space perfectly and is included in the sale.

From the dining area, there is a door through to an inner hall, with stairs rising to the first floor with built-in desk under the stairs, a window to the rear aspect and storage cupboard. Door into the sitting room with a feature corner log burner with inset wooden mantelpiece over and a window to the rear aspect. Shower room with large fully tiled shower cubicle with rainfall shower head and separate handheld mixer shower attachment. Low level WC, vanity storage cupboards and drawer with inset sink unit with mixer tap and matching tiled splashbacks. Heated towel rail and window to the rear aspect. Door from shower room into the utility room with storage cupboards, inset single drainer sink unit with mixer tap and tiled splashbacks, washer/dryer included, velux roof light.

First floor landing with window to the front aspect. Hatch with ladder giving access to the useful loft room, which has a velux roof light to the front aspect and has been used as hobbies room. Dual aspect master bedroom with windows to the rear and side aspect with lovely river views. Double bedroom two with window to the rear aspect, again with views across Lymington River. Double bedroom three with window to the front aspect. Good size family bathroom with panelled bath unit

with access hatch, telephone style handheld shower attachment. Large fully tiled shower cubicle, low level WC, wash hand basin with period style lever taps, feature panelling to walls, airing cupboard housing the gas fired central heating boiler. Heated towel rail and window to the front aspect.

Outside to the front there are wooden gates leading through to the garden, with path leading up to the front door and round to the side of the house. There is wooden picket fence and gate adjoining next door. The walled boundaries give a good degree of privacy. The cottage style garden wraps round the front, side and rear of the property, and has an abundance of mature trees, plants and shrubs and is mainly laid to lawn, with ample room for patio furniture. There is also a useful brick built garden store with covered area. Outside the wooden gates, there is an allocated parking space.

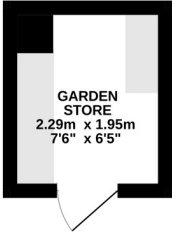
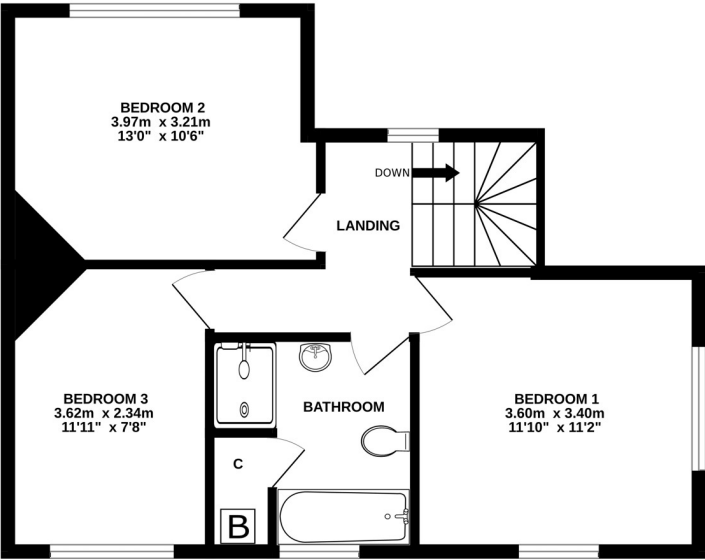
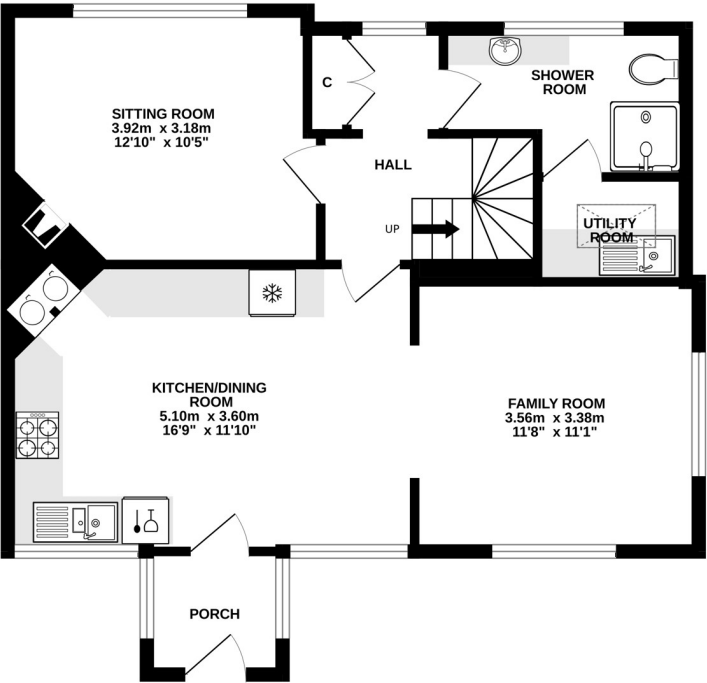
The property is just a short level walk to the Train Station and the beautiful Georgian market town of Lymington, with its many independent shops, picturesque Quay, deep water marinas, sailing clubs and local Schools which have "Good" and "Outstanding" Ofsted ratings. Lymington has numerous highly regarded 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
58.3 sq.m. (628 sq.ft.) approx.

1ST FLOOR
46.8 sq.m. (503 sq.ft.) approx.

OUTBUILDING
4.2 sq.m. (45 sq.ft.) approx.



LYNDALE

TOTAL FLOOR AREA : 109.3 sq.m. (1177 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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