



**1 STANFORD ROAD • LYMINGTON • SO41 9GF**

**£375,000**

A beautifully presented two double bedroom Grade II Listed mid terrace property, located in the heart of Lymington town centre. The property has been sympathetically renovated to a high standard, benefitting from an open plan living/dining room and separate kitchen with bi-fold doors opening out the the private attractive courtyard garden. The property is offered for sale with no forward chain and would make an ideal first time buy or investment property. Viewing highly recommended.



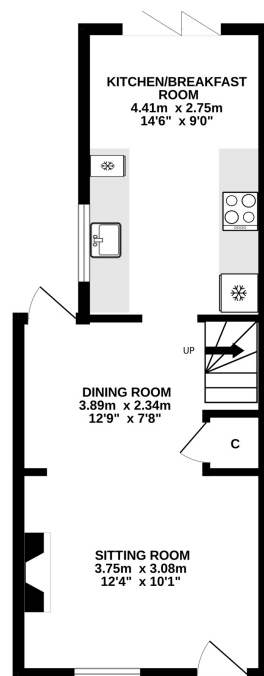
**FELLS GULLIVER**

PROPERTY EXPERTS

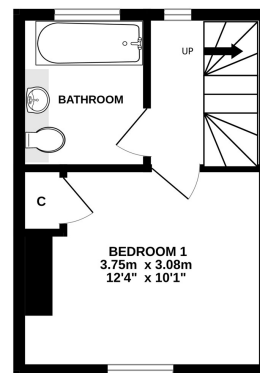
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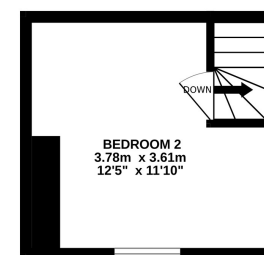
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 69.0 sq.m. (743 sq.ft.) approx.  
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## Property Specification

Light and airy living/dining room with feature log burner

Beautifully equipped kitchen/breakfast room with bi-fold doors opening out to the rear garden

First floor double bedroom and large modern family bathroom

Second floor double bedroom/study

Low maintenance rear garden with patio area and further raised area laid to artificial lawn with brick built storage facility

Beautifully and sympathetically restored, retaining many original features

Offered for sale with no forward chain

Would make an ideal first time buy or investment property

# Description

Located in the heart of Lymington, this delightful two bedroom mid terrace Grade II Listed cottage has been recently renovated to a high standard and benefits from a kitchen/breakfast room, courtyard garden and is offered for sale with no forward chain.

Front door leading into the through living/dining room, which is a light and airy room with chimney breast with new wood burner and hearth. Built-in alcove shelving and feature wood panelling on one wall. Window to the front aspect with white cafe style shutters. Stairs rising to the first floor with open balustrade and under stairs storage cupboard. New carpet on stairs with deep acoustic underlay. Dining area with space for dining table and chairs and feature stable door leading out to the rear garden. The property has a superb kitchen/breakfast room which has been fitted with a range of white high gloss floor mounted cupboard and drawer units with marble worktop over, with inset sink unit with mixer tap over. Integral appliances include an electric oven with ceramic four ring hob above, wine fridge, under counter fridge with freezer compartment and washing machine. Space and plumbing for dishwasher. New bi-fold doors lead out to the terrace, bringing the outside in and offers attractive views out from the kitchen. Castle reclaimed engineered wood flooring with thermal underlay throughout the ground floor.

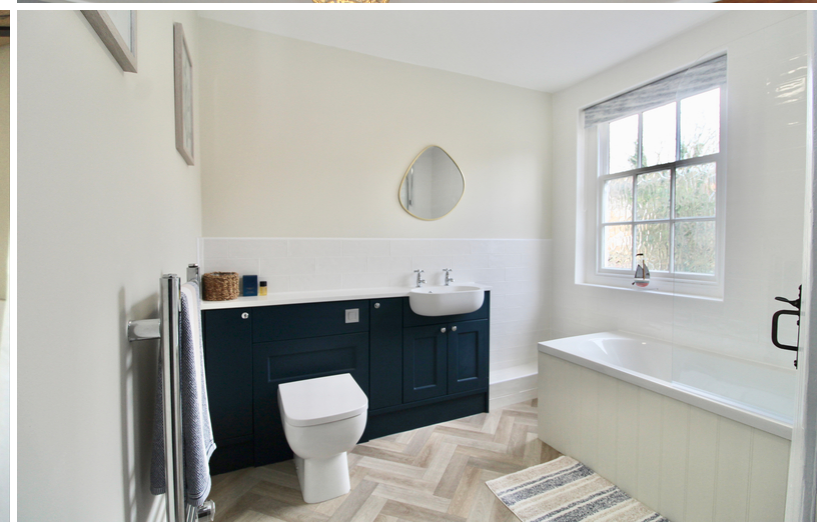
First floor landing with door into double bedroom one with storage and window with white cafe style shutters to the front aspect. Large family bathroom with panelled bath unit with mixer taps and electric shower over and glass shower screen. Low level W.C. with concealed cistern, inset wash hand basin with mixer taps and range of vanity storage beneath, chrome heated towel rail, part tiled walls, herringbone style parquet flooring, obscure window to the rear aspect. Second floor double bedroom with window to the front aspect. New carpets with acoustic underlay to all rooms on

first and second floor.

All new plumbing from the mains, including a hot water tank, bathroom and kitchen. New Dimplex Wi-Fi programmable electric heaters throughout.

The beautifully landscaped rear garden is a hidden gem, with a patio area directly off the kitchen/breakfast room, with steps leading up to a raised area, laid to artificial lawn, offering an ideal entertaining space. There is ample space for patio furniture and BBQ and there are various shrubs and trees. This charming walled garden offers a tranquil oasis from busy town life. There is the added benefit of an original brick shed at the rear of the garden and storage down the side of the kitchen providing useful storage for bikes/bins etc.

The property is located just a couple of minutes level walk from Lymington High Street. The beautiful Georgian Market town of Lymington offers an extensive range of shops from large household names such as M&S Simply Food and WH Smith to independent boutiques, coffee shops, restaurants, pubs and tea rooms. There are also a variety of hair salons and beauticians to choose from. Saturdays provide a vibrant atmosphere throughout the town as the market attracts many locals and visitors from throughout the forest and beyond. Lymington is the ideal location for those who enjoy water sports with two marinas and sailing clubs holding access to the Solent and a short drive away from beaches. Lymington is surrounded by the outstanding natural beauty of the New Forest National Park, 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 also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which gives direct access to London Waterloo in 90 minutes.







Fells Gulliver • 125 High Street • Lymington • Hampshire • SO41 9AQ

01590 671711 [lymington@fells-gulliver.com](mailto:lymington@fells-gulliver.com) [fells-gulliver.com](http://fells-gulliver.com)

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