



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

9 Stratford Place

Lymington • SO41 9TL



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Offered chain free and conveniently located within walking distance of Lymington High Street, this beautifully presented two double bedroom detached bungalow has been recently refurbished throughout to a high standard and features a modified layout, benefitting from a new conservatory, kitchen and bathrooms, windows and boiler. There is also direct access into the garage from the secluded rear garden.



2



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£485,000

Key Features

- Recently fitted kitchen with built-in appliances
- Master bedroom with double fitted wardrobes and second double bedroom
- Located in a popular development within easy reach of Lymington High Street and amenities
- Direct access to garage from rear garden
- Offered for sale with no forward chain
- Sitting/dining room with feature fireplace
- Family bathroom and separate shower room
- Good size private, mature garden
- Newly constructed conservatory built in 2024, enjoying views over the private rear garden
- EPC Rating: D & Council Tax Band: E

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Description

Conveniently located within walking distance of Lymington High Street, this beautifully maintained two bedroom bungalow has been recently refurbished to a high standard throughout. Works include a new kitchen and appliances, a newly built conservatory, refitted bathrooms, new windows and internal doors, new central heating system to include new Worcester-Bosch demand boiler and new radiators throughout, updated electrics including new consumer unit and sockets, full redecoration and new flooring.

The layout has been thoughtfully reconfigured to provide two double bedrooms and two bathrooms, with direct access to the garage from the rear garden and beautifully presented accommodation throughout. The property is offered for sale with no forward chain. In addition, the bungalow benefits from a main entrance door with an internal thumb-turn lock for ease of use, lever-operated taps throughout, comfort height toilets providing improved accessibility and convenience.

When you arrive at Stratford Place you are greeted by a beautiful park-like setting. A covered porch with new composite front door leads into the entrance lobby, which has a useful cloaks cupboard. A door opens into the spacious sitting/dining room, featuring a charming brick-built fireplace providing an inviting focal point, a box bay window with white wooden plantation shutters to the front south facing aspect, and two feature ceiling light tubes allowing natural light to flood in. There is ample space for a dining table and chairs.

An attractive half glazed door from the sitting room leads into the kitchen, which has been completely refitted with a comprehensive range of floor and wall mounted cupboard and drawer units, wooden work surfaces and tiled splashbacks. There is a large inset single bowl and drainer sink unit with lever-operated mixer tap. High quality integrated appliances include an electric oven with induction four-ring hob and extractor hood above, full-height fridge freezer, microwave oven, washing machine and dishwasher.

From the sitting room, a further half glazed door leads into the inner hallway with a full-height storage cupboard housing the gas fired central heating boiler (installed July 2024). The family bathroom has been recently refitted and comprises a panelled bath unit with 'telephone' style mixer tap and shower attachment, folding glass shower screen, comfort height WC with concealed cistern, inset hand wash basin with lever mixer tap and illuminated mirror and vanity storage cupboard under, heated towel rail, fully tiled floor and walls, and an obscure window to the side aspect.

There is a separate recently created shower room which has a shower cubicle with sliding doors, mixer controls for a hand held shower and additional rainfall shower head. Inset sink unit with lever mixer tap and illuminated mirror cabinet and vanity storage cupboard under. Comfort height WC, heated towel rail, fully tiled floor and walls and obscure window to the side aspect.

The large master bedroom has two fitted double wardrobes and a window to the rear aspect. Double bedroom two also has two fitted open wardrobes, a rear aspect window and a glazed door leading into the conservatory.

The partial brick built conservatory with large double radiator, was constructed in 2024 and has windows to all sides, enjoying views over the mature garden, with a door to the side leading outside. The attractive garden is of a good size, arranged over two levels and paved for ease of maintenance. There is ample space for patio furniture and loungers, various attractive shrubs, borders, trees and plants interspersed throughout, and the garden is very private. A particular benefit of this property is that from the rear garden there is direct pedestrian access into the rear of the garage that is boarded for storage, which has power, light and water and an automatic up-and-over garage door to the front. There are additional outside taps located to the front and rear of the property.

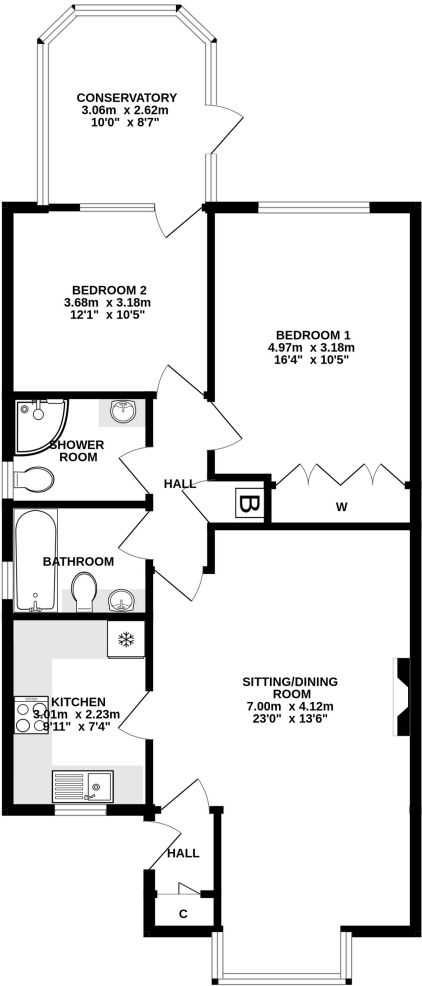
To the front of the property there is a low wooden picket fence with gate, in-keeping with the other properties in the development. A paved path leads up to the front door, with outside light, and a wooden pedestrian gate to the side gives access through to the rear garden. The front garden is paved with various attractive mature plants, borders and shrubs.

Annual fee for maintenance and upkeep of the communal gardening and parking areas: £600 per year.

The beautiful Georgian market town of Lymington has many independent shops and a picturesque harbour, deep water marinas, and sailing clubs. 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

76.2 sq.m. (820 sq.ft.) approx.



9 STRATFORD PLACE
TOTAL FLOOR AREA : 76.2 sq.m. (820 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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