



Rivercroft

Undershore Road, Lymington, SO41 5SA

SPENCERS
NEW FOREST





RIVERCROFT

LYMINGTON • HAMPSHIRE

A Beautifully finished New England style House, which enjoys some of the best views Lymington has to offer. Rivercroft sits on a slightly elevated position, which gives the house spectacular southern views overlooking the Lymington River and towards the Town Quay.

Ground Floor

Kitchen / Dining Room • Sitting Room • Family Room • Study

Laundry Room • Cloak Room

First Floor

Four Bedrooms, one with En Suite • Family Bathroom • Shower Room

Second Floor

Master Bedroom with En Suite

£2,400,000





The Property

The front door opens to a reception hallway which has access to a separate utility room, ground floor bedroom, drawing room and an open family kitchen dining room.

The kitchen, family dining room which is L shaped has bi fold doors opening onto the terrace and garden. The kitchen is beautifully fitted with a range of integrated appliance including a American style fridge freezer, wine cooler and a Belfast kitchen sink, which is integrated on the spacious Granite surface top kitchen island. The family room is fitted with engineered oak floorboards throughout and has a fitted traditional log burner and ample space for a large sofa under a large sash window.

The drawing room has an impressive, vaulted ceiling with dual aspect sash windows and bi-fold doors which lead onto the terrace. The drawing room feels very light and spacious and would also make a perfect games room, snug or nursery.

The first floor has access to 4 double bedrooms, a family bathroom and a

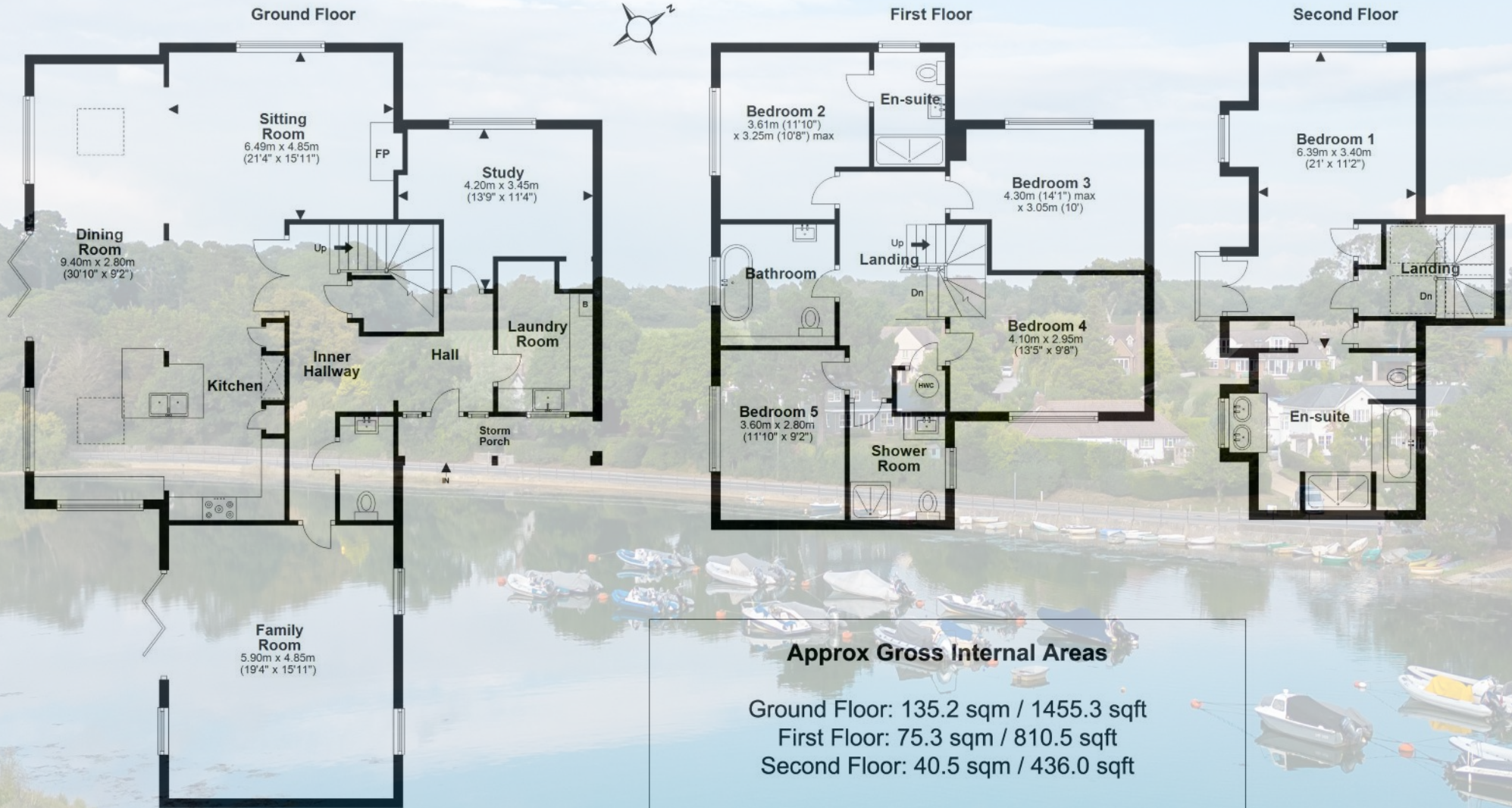
separate shower room. The two bedrooms and family bathroom at the front aspect of the house enjoy outstanding views overlooking the lymington river and beyond.

On the second floor you have the master bedroom, which takes up the whole of the top floor. The bedroom has panoramic views of the lymington river, two separate cupboards providing ample storage and incorporates a dual aspect dressing room which leads onto a large open en-suite bathroom with both bath and shower.





FLOOR PLAN



Approx Gross Internal Areas

Ground Floor: 135.2 sqm / 1455.3 sqft
 First Floor: 75.3 sqm / 810.5 sqft
 Second Floor: 40.5 sqm / 436.0 sqft

Total Approx Gross Area: 251.0 sqm / 2701.8 sqft





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The House was renovated in 2012 to the specifications of the current owners with a stylish and contemporary finish. The accommodation is spacious and sensibly arranged with a superb kitchen/family room opening onto the glorious south facing terrace.

Grounds & Gardens

Outside, you approach Rivercroft from a private shared gravel driveway off Undershore road, the property is located at the top end of the driveway on the left side. Within the boundary of Rivercroft there is plenty of ample parking, enough for up to 4 or 5 cars, also including an electric charging point. The lawned garden wraps around the front aspect on the south and west side of the house providing excellent river views with various plantings, mature trees, bushes and hedging. There is a hard standing which potentially could offer a base for a future garage where the large wooden storage shed is located.

There is a patio and entertaining area leading from the kitchen dining room and drawing room ideal for alfresco dining and watching the sunset and evening rowers.



The Situation

Rivercroft sits within private grounds in a slightly elevated position a short walk across the causeway to Lymington High Street for an excellent selection of shops, restaurants, and facilities. Lymington Pier and Lymington Town stations are both within easy walking distance with half-hourly links to Brockenhurst (10 minutes) which offers a mainline service to London Waterloo (approximately 1 hour 45 minutes). The Isle of Wight and open Forest are easily accessible, and Junction 1, M27, is 12 miles to the north. Walhampton independent prep school is within walking distance. So, too, is Walhampton Golf Course, Walhampton Arms and The Ferryman inn.



Directions

From our office in Lymington High Street, turn left. At the bottom of the hill turn left again into Gosport Street. Continue for a short distance; at the roundabout turn right into B3054 (Bridge Road) and cross Lymington River. Turn right onto Undershore Road; continue for a short distance and then take the next left onto private shared gravel driveway. Rivercroft is located at the top end of the driveway on the left-hand side.



There has been clear careful attention paid to the finer details throughout the House which now offers 5 bedrooms including a spectacular top floor master suite.

Services

Energy Performance Rating: C Current: 76 Potential: 80

Council Tax Band: G

Mains gas and electric, private drainage

Points Of Interest

Walhampton (Private School)	1.2 miles
Waitrose Lyminster	1.3 miles
Priestlands School	1.9 miles
Lyminster Quay	1.0 miles
Berthon Marina	0.8 miles
Brockenhurst Train Station	5.1 miles
Lime Wood Hotel & Spa	10.0 miles
Brockenhurst Tertiary College	5.4 miles

Important Notice

Spencers of The New Forest 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:

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