



7 Londesborough Place

Lymington, SO41 8QB

SPENCERS
NEW FOREST





An immaculate four bedroom, two bathroom town house, constructed by renowned local builders in 2007 and coming to the market for the first time. The property is offered with no forward chain.

The Property

The entrance hallway has an oak floor which continues through the kitchen/dining room. There is a cupboard close to the front door and a generous cloakroom. Stairs lead to both the first and second floor accommodation. The kitchen/dining room has a deep bay window to the front, allowing for the dining area. The kitchen area is fitted with a range of light oak fronted cupboards beneath ample worktops. There is a fan assisted electric oven with microwave oven above, a gas hob with extractor hood over as well as an integrated fridge/freezer, dishwasher and washing machine. In the dining area there is a BT telephone point as well as TV and satellite points and these can also be found throughout the property. The generous living room opens into the garden room, which is a lovely addition to the property and has a ceramic tiled floor with electric under floor heating and French doors that lead to the patio and garden.

The first floor accommodation comprises two bedrooms and two bathrooms, including the master bedroom suite which is a bright, spacious room with a walk-in wardrobe and a luxury en suite shower room with twin basins, wc, large shower and a heated towel rail. Bedroom four is a large double room, currently utilised as a generous study/snug with a bay window and ample space for a desk and fitted furniture. The family bathroom has a curved bath with shower over and glass screen, a wash hand basin with storage beneath, wc and a heated towel rail.

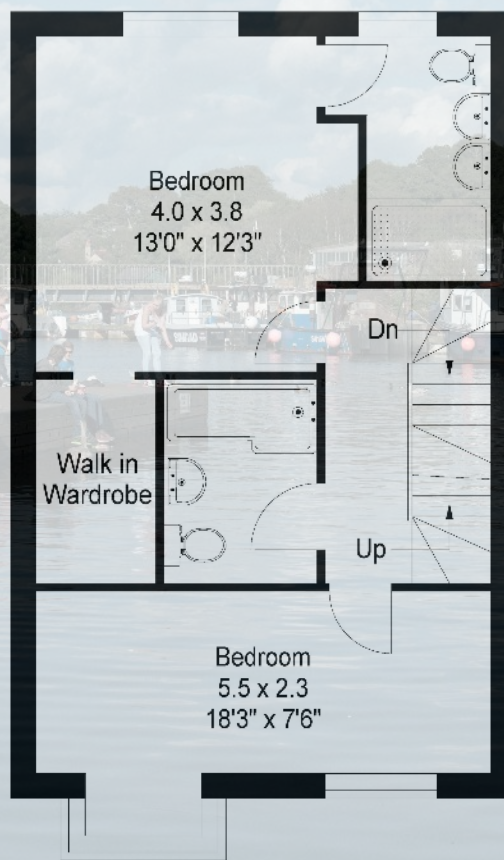
OIEO £680,000



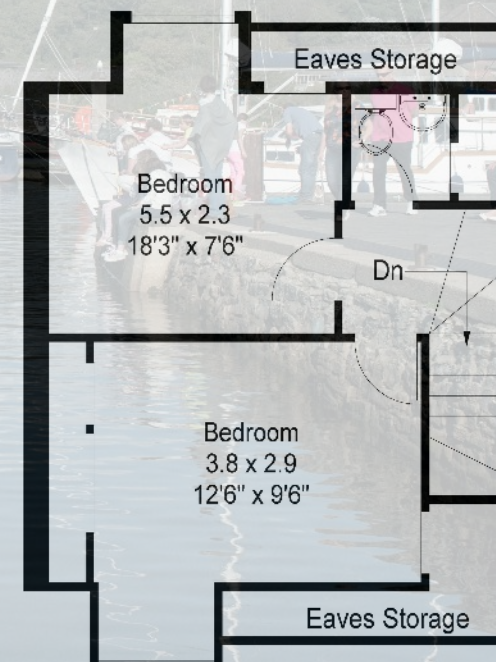
FLOOR PLAN



Ground Floor



First Floor



Second Floor

Approximate
Gross Internal Floor Area
Total: 150sq.m. or 1615sq.ft.

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NOT TO SCALE



The property is an easy flat walk from the town centre with a private walled courtyard garden, detached garage, conservatory and parking.

The Property continued . . .

Stairs rise to the second floor landing where there are two further bedrooms, a cloakroom with wc and hand basin and a door to a linen cupboard with the hot water cylinder and slatted shelving. Bedroom two is a large double room with built in wardrobes and a large eaves storage cupboard. Bedroom three is also a double room, overlooking the rear garden with eaves storage.



The Situation

The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within walking distance. There are two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. 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 approximately 90 minutes.



Set within an exclusive mews development, we recommend viewing to appreciate the benefits and condition of this lovely home.

Grounds & Gardens

A lovely walled courtyard garden is laid to patio with an attractive water feature and ample room for al fresco dining. To the rear of the garden, a door leads directly into the garage where there is an electrically operated entrance door to the front, light and power, ample space for a tumble dryer or fridge/freezer and over head storage. The garage measures 19'1 x 9'1. There is also an allocated parking space.

Agents note: Londesborough Place has a covenant in place preventing the running of a business from the properties or the parking of commercial vehicles.

Directions

From our office located on the High Street, continue toward the top of town and at the junction stay left - heading on to the A337 Milford Road. Continue on this road for approximately 0.25 miles, and you will come to the entrance of Londesborough Place on your left hand side. The property can be found on the right hand side after approximately 100 metres.



Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Services

Energy Performance Rating: C Current: 77 Potential: 86

Council Tax: E

All Mains Services Connected

Maintenance charge: Approximately £270.00 per annum.

Property Video

Point your camera at the QR code below to view our professionally produced video.



Important Information

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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