



STORME HOUSE • 100 GOSPORT STREET • LYMINGTON • SO41 9EH      £875,000

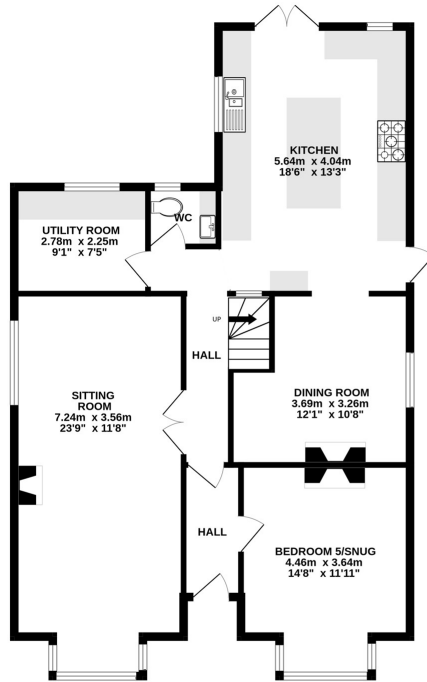
Having been recently refurbished, this deceptively spacious and well presented four/five bedroom detached family offers versatile accommodation and enjoys a large westerly facing garden with covered alfresco entertaining/dining area, a garden office and is located just a few hundred yards from Lymington High Street.



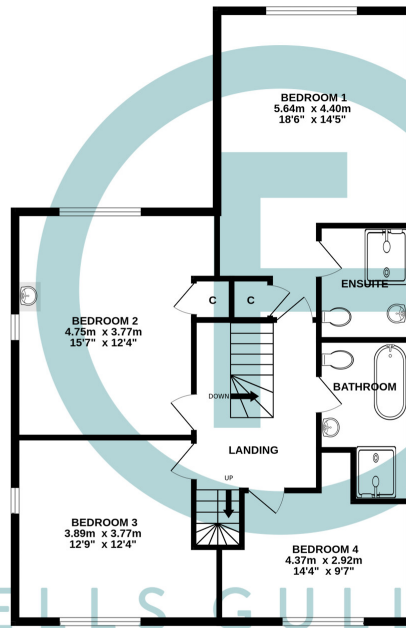
FELLS GULLIVER

PROPERTY EXPERTS

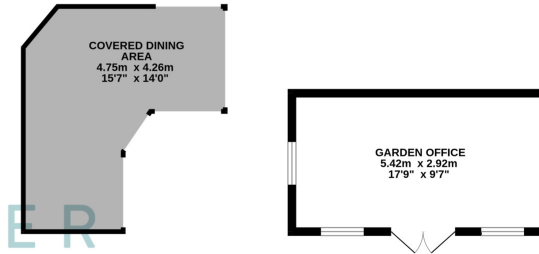
GROUND FLOOR  
93.6 sq.m. (1007 sq.ft.) approx.



1ST FLOOR  
89.5 sq.m. (963 sq.ft.) approx.



OUTBUILDINGS  
15.8 sq.m. (170 sq.ft.) approx.



FELLS GULLIVER  
PROPERTY EXPERTS

TOTAL FLOOR AREA: 198.9 sq.m. (2141 sq.ft.) approx.  
Made with Metropix ©2024

## Property Specification



- Beautiful kitchen with opening through to the dining room and french doors leading out to the rear garden
- Large sitting room with woodburner
- Utility room and cloakroom
- Ground floor bedroom five/snug
- Large master bedroom with en-suite shower and three further double bedrooms
- Large family bathrom with roll-top bath and separate shower cubicle
- Large westerly facing garden with feature covered alfresco entertaining area
- Garden office with power and light
- Driveway parking for several vehicles

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			
EU Directive 2002/91/EC			

# Description

Located within a short level walk of Lymington High Street, this recently refurbished four/five bedroom detached house offers spacious and flexible accommodation and benefits from a large westerly facing garden with garden office and a large covered alfresco dining and entertaining area with terrace.

Steps up to the covered porch and front door leading into the entrance hall with stairs rising to the first floor. Ground floor bedroom five/snug with box bay window to the front aspect and exposed brick chimney breast with inset wood burner. From the entrance hall, glazed double doors lead into the large sitting room with recently installed woodburner, window to the side aspect and box bay window to the front aspect. Utility room with range of cupboards with worktop over and space and plumbing for washing machine and tumble dryer. Cupboard housing the gas fired central heating boiler, window to the rear aspect. Cloakroom with low level WC, inset wash hand basin with mixer tap and vanity storage under, covered radiator, obscure window to the rear aspect. Large light and airy kitchen/breakfast room with comprehensive range of floor and wall mounted cupboard and drawer units with wooden worktop over. Inset one and a half bowl single drainer sink unit with mixer tap. Built in appliances include a dishwasher and fridge freezer. Space for range style cooker, with tiled splashbacks and extractor hood over. Part glazed pedestrian door leading out to the side, windows to the side and rear aspect and french doors opening out onto the terrace and garden beyond. From the kitchen there is an opening through to the cosy dining room with exposed brick chimney breast and a window to the side aspect.

First floor landing with built in wooden stair case with drawers and storage under up to the attic/loft room which has a small window to the front aspect. Master bedroom with storage cupboard, window to the rear aspect overlooking the garden, en-suite shower room comprising a walk-in shower cubicle with mixer shower and tiled walls, low level WC, inset wash hand basin with mixer tap with tiled splashback and vanity storage under, heated towel rail, obscure window to the side aspect. Dual aspect bedroom two with built-in storage cupboard and windows to the side and rear aspect. Dual aspect bedroom three with windows to the front and side aspect. Bedroom four with window to the front aspect and alcove storage. Large family

bathroom comprising a roll-top panelled bath unit with mixer taps and hand held shower attachment, separate walk-in shower with mixer shower and tiled walls, low level WC, wash hand basin with mixer tap and vanity storage under, heated towel rail, two obscure windows to the side aspect.

To the front of the property, the front boundary is fenced and there is driveway parking for several cars, with pedestrian gated access to both sides of the house leading through to the rear garden.

The large mature rear garden offers a good degree of privacy, is of a westerly aspect and is mainly laid to lawn with various well established trees, shrubs, borders and plants. The french doors from the kitchen/breakfast room lead out onto a large decked terraced area with plenty of space for garden furniture and seating and flower pots. A real feature of the garden is the large wooden covered seating/dining area with outdoor lighting and BBQ area, making this an ideal location for alfresco entertaining. There is an wooden arch with steps up to the lawned area and a paved path leads directly down the middle of the garden to the garden office at the rear of the garden, which has power and light and affords a lovely outlook back towards the house and has a paved area in front, ideal for patio table and chairs. There is also an additional summerhouse.

This charming property offers potential to extend into the loft space (subject to Planning Permission).

The property is just a five minute 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





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)

Fells Gulliver (Lymington) Limited give notice to anyone reading these particulars that they have been prepared as a general guide only. Their accuracy is not guaranteed, and they do not form part of a contract. We have not carried out any detailed survey nor tested the services, appliances or specific fittings. Room sizes are approximate and should not be relied upon for carpets or furnishings. Photographic images are reproduced in good faith and are for information only, they do not infer that any items shown are included in the sale. If there is any point which is of importance to you please contact us in order to check any information, particularly if you are contemplating traveling some distance to view this property.



FELLS GULLIVER

PROPERTY EXPERTS



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

01590 671711 [lymington@fellsgulliver.com](mailto:lymington@fellsgulliver.com) [fellsgulliver.com](http://fellsgulliver.com)

Fells Gulliver (Lymington) Limited give notice to anyone reading these particulars that they have been prepared as a general guide only. Their accuracy is not guaranteed, and they do not form part of a contract. We have not carried out any detailed survey nor tested the services, appliances or specific fittings. Room sizes are approximate and should not be relied upon for carpets or furnishings. Photographic images are reproduced in good faith and are for information only, they do not infer that any items shown are included in the sale. If there is any point which is of importance to you please contact us in order to check any information, particularly if you are contemplating traveling some distance to view this property.



FELLS GULLIVER

PROPERTY EXPERTS



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)



Fells Gulliver (Lymington) Limited give notice to anyone reading these particulars that they have been prepared as a general guide only. Their accuracy is not guaranteed, and they do not form part of a contract. We have not carried out any detailed survey nor tested the services, appliances or specific fittings. Room sizes are approximate and should not be relied upon for carpets or furnishings. Photographic images are reproduced in good faith and are for information only, they do not infer that any items shown are included in the sale. If there is any point which is of importance to you please contact us in order to check any information, particularly if you are contemplating traveling some distance to view this property.



FELLS GULLIVER

PROPERTY EXPERTS