



Bridge House

73 Vitre Gardens, Lymington, SO41 3NB



SPENCERS





A spacious and comfortable modern detached home with generous reception rooms, a beautiful garden room, four double bedrooms, large kitchen/breakfast room and detached double garage

The Property

An attractive covered porch opens to the welcoming hallway with feature staircase to the first floor. There is a generous under stairs storage cupboard, downstairs cloakroom and a set of glazed double doors leading to the sitting room and an open entrance to the dining room. A door also leads to the study, with ample fitted shelves and space for two desks; an ideal home office. The spacious lounge enjoys ample light from the picture window to the front and glazed French doors to the garden room at the rear and a newly fitted log burner. The large, east-facing conservatory/garden room is a beautiful curved design with ceramic tiled floor fitted with under floor heating, making this another reception room that is utilised year round. There are blinds fitted to all window panels and glazed doors to the terrace and gardens. This room links the sitting room and dining room and gives an excellent "flow" to the living spaces. The separate central dining room leads back to the hallway and is adjacent to the kitchen/breakfast room. This generous room has a lovely breakfasting area with windows to the front and rear aspect. A peninsula divides the kitchen from this area and has ample units and appliances, include a dishwasher and range-style cooker. A door leads to the separate utility room with storage cupboards and sink, space for washing machine and tumble dryer and door to the side of the property and garage.

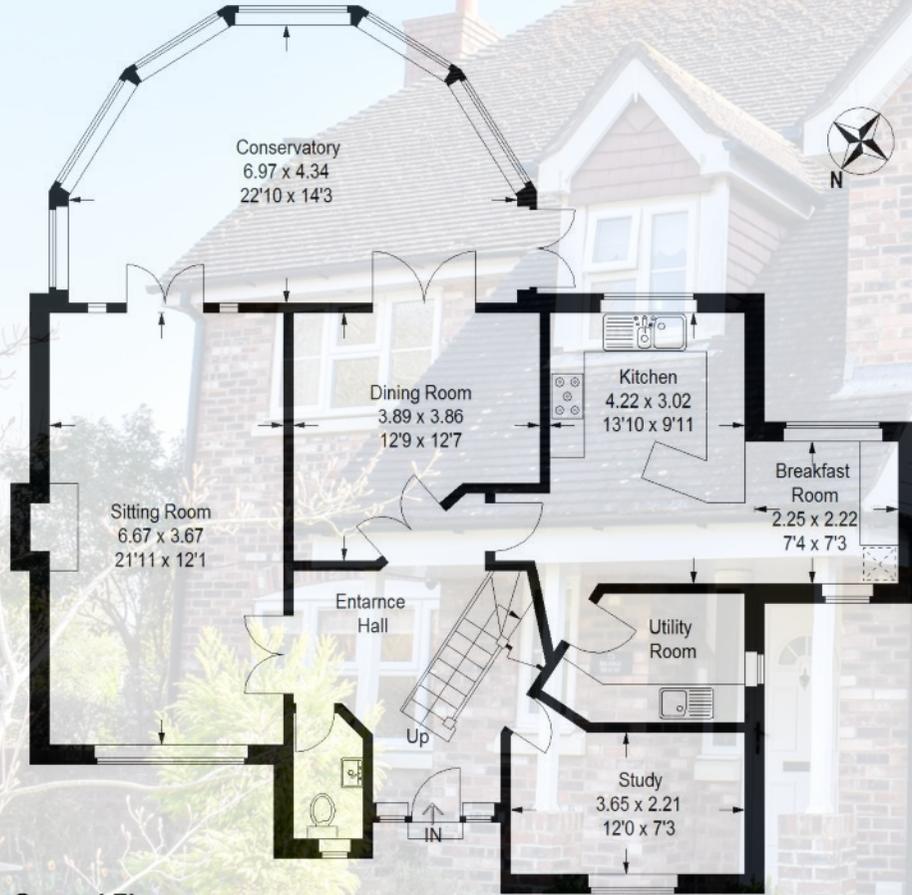
£895,000



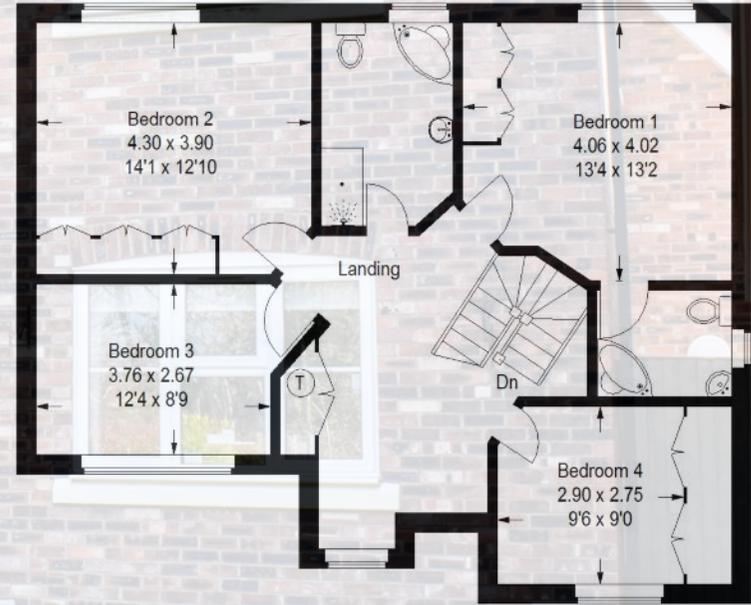
FLOOR PLAN

73 Vitre Gardens

Approximate Gross Internal Area = 198.7 sq m / 2139 sq ft
Garage = 28 sq m / 301 sq ft
Total = 226.7 sq m / 2440 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



The Property Continued...

The stairs with half landing lead to the large first floor open landing with generous airing cupboard an easy flow to the four double bedrooms. The master bedroom has ample storage and a large en suite bathroom with corner bath, basin and low-level WC. There are three further double bedrooms, two of which have fitted wardrobes. Bedroom four has previously been utilised as a dressing room, but currently has a bed in it as well as lots of additional wardrobe space. The family bathroom suite comprises a separate shower cubicle and bath, basin and low level WC. Overall the property is a bright, light, ideally located four bedroom family home on a lovely corner plot with the benefit of being located across the road from Woodside Park, with extensive walks, tennis courts and sporting facilities and is only a short walk from Marks & Spencers and the High Street.

Grounds & Gardens

A driveway leads to the front of the property with parking for several vehicles and to the detached double garage, which has lots of shelving and an EV charger. The pleasant front garden is well-tended with a shaped lawn and rose bed. There is a side gate between the house and garage leading to the rear garden. The rear garden is mainly laid to lawn with mature flower beds and enclosed by an attractive brick wall with close boarded fencing. There is a large entertaining terrace, accessed from the garden room and kitchen. A stone footpath leads to the rear of the garage and the side access door. Further benefits include an attractive year-round summer house with electric power, by well-known firm Chelsea, plus a useful garden shed.



Situated on a corner plot with generous parking to the south of the High Street and close to all amenities and schools

Situation

The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance are the 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.

Directions

From our office turn right and continue up the High Street and just before entering the one-way system turn left into Belmore Lane. On reaching the roundabout take the first exit into Vitre Gardens and the property will be found immediately on the right-hand side along a short driveway.



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

Additional Information

Energy Performance Rating: C Current: 69 Potential: 80

Council Tax Band: G

Tenure: Freehold

Property Construction: Brick construction under a tile roof

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating

Broadband: ADSL Copper-based phone landline

Parking: Private driveway and garage

Important Information

Spencers 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:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk