



**Moonstone**

*Grove Road, Lymington, SO41 3RF*

**SPENCERS**  
COASTAL





*A stunning contemporary townhouse situated in a charming mews-style development, constructed by the renowned award-winning Pennyfarthing Homes. This beautifully designed 4-bedroom property boasts a spacious open-plan kitchen and family room, four generously sized bedrooms, a south-facing courtyard garden, and a double garage with a home office above.*

## The Property

Upon entering through the solid oak front door, you are welcomed into a spacious hallway. From here, you have access to the stairs leading to the first floor, a cloakroom, utility room, and the open-plan kitchen and family room. Beautiful tiling runs throughout the ground floor, adding to the modern appeal. The current owners have recently installed a stylish new kitchen, featuring elegant marble-style countertops, integrated appliances, a breakfast bar, a Belfast sink, and a wine fridge. French doors at the rear of the kitchen open onto the tranquil courtyard garden. The adjoining living room benefits from two large windows and bi-fold doors, allowing for ample natural light and direct access to the garden. On the first floor, you'll find the luxurious principal suite, which was originally two bedrooms but has been converted into a spacious main bedroom with a dressing room and an en-suite bathroom.

**£1,300,000**



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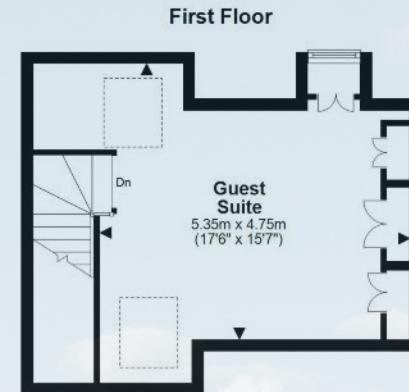
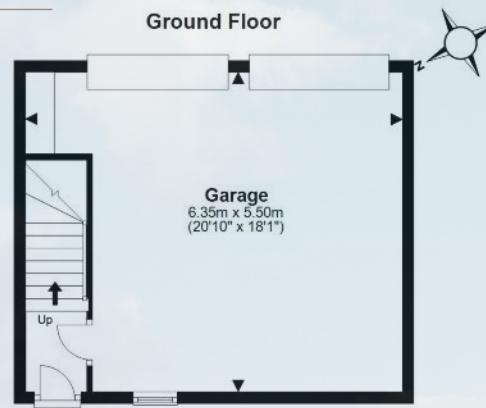


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## FLOOR PLAN



### Approx Gross Internal Areas

House: 193.7 sqm / 2084.0 sqft  
Garage & Suite: 65.6 sqm / 706.8 sqft

**Total Approx Gross Area:**  
**259.3 sqm / 2790.8 sqft**

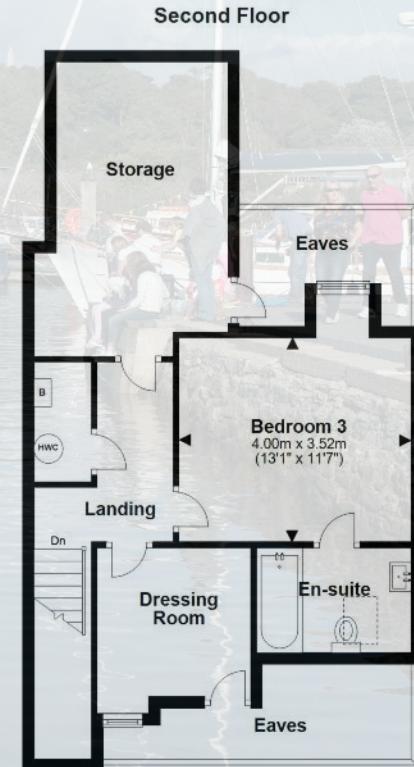
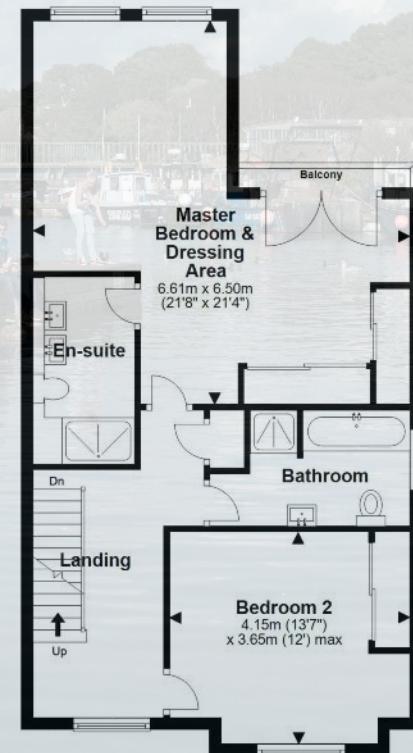


Illustration for identification purposes only: measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



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*The home is ideally located on the sought-after south side of Lymington, just a short walk from Lymington High Street and marinas.*

### **The Property continued . . .**

The en-suite is fitted with double sinks and a walk-in shower. Also located on this floor is the third bedroom, currently used as a study, featuring built-in cupboards with smart sliding doors and a window overlooking the front of the property. A well-appointed family bathroom is also on this level. The second floor offers two additional bedrooms, with the second bedroom benefiting from its own en-suite bathroom. There is also access to a loft, providing a substantial amount of storage space.

### **Directions**

From our office go up the high street and take the first left into Church Lane. Take the first left into Grove Road and before reaching the end of the road the property can be found on the right hand side.



## Grounds & Gardens

Beautifully landscaped south-facing courtyard garden is a private oasis. A side gate provides access to the mews and onto Grove Road. From the garden, a door leads directly to the double garage, which includes a versatile office space above, offering potential for further accommodation if desired.

## Situation

Positioned within a conservation area, Grove Road is a most exclusive and sought-after location, tucked behind the High Street, within minutes of the Marinas and Sailing Clubs and coastal walks. The Georgian market town of Lymington offers extensive restaurants and boutiques and a picturesque harbour and is surrounded by the outstanding natural beauty of the New Forest National Park. 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 a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes. There is a range of both state and private schooling, with the popular Walhampton preparatory school close by.



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

## Services

Tenure: Freehold

Council Tax: F

Energy Performance Rating: B

Current: 86 Potential: 93

Property Construction: Brick elevations with tile roof

Heating: Gas central heating

Utility Supplies: Mains electricity, gas, water and drainage

Broadband: Cable broadband. Superfast broadband with speeds of up to 67mbps is available at this property

Conservation Area: No

Parking: Garage and communal parking - No allocated space

## Important Information

Spencers of Lymington 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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