



**Birch House**

*37 Waterford Lane, Lymington, SO41 3PT*



**SPENCERS**





# BIRCH HOUSE

WATERFORD LANE • LYMINGTON

*A substantial four-bedroom detached home in New England style, thoughtfully improved to blend original character with contemporary features. Ideally located south of Lymington High Street, the property is just moments from the town's yacht clubs and marinas.*

## Ground Floor

Sitting Room • Kitchen / Family Area • Dining Room • Study • Laundry Room • Cloakroom

Utility Room • Garage

## First Floor

Landing Balcony • Principal Bedroom with Balcony, Dressing Room and En Suite

Two Further Bedrooms both with En Suites • Bedroom Four

**£1,650,000**



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## The Property

The property has been comprehensively improved to seamlessly blend its original character with an array of contemporary features. A standout aspect is the highly flexible arrangement of reception rooms on the ground floor, offering exceptional versatility. The layout lends itself to grand-scale entertaining, while two additional reception rooms provide more intimate spaces ideal for relaxing or enjoying family life.

At the heart of the home is a well-appointed kitchen/dining space, fitted with a range of high-quality appliances and forming the central hub of the property. Both the dining room and family room benefit from bi-fold doors opening onto a beautifully landscaped yet manageable rear garden. The dining room is particularly impressive, featuring contemporary glazed corner doors and a striking vaulted atrium ceiling that floods the space with natural light and effortlessly connects indoors with out. The home features a convenient utility room and a spacious laundry room, providing plenty of extra storage for all your essentials.

The first floor offers three generous double bedrooms each served by its own en-suite bathroom and a fourth double bedroom with a lift currently used as a study. The bedroom layout allows the principal suite to be privately positioned, complete with a walk-in dressing room and balcony. All bathrooms are finished to an excellent standard with modern suites, while two retained balconies, accessed from the dressing room and landing, provide attractive rooftop views to the front of the property.







FLOOR PLAN

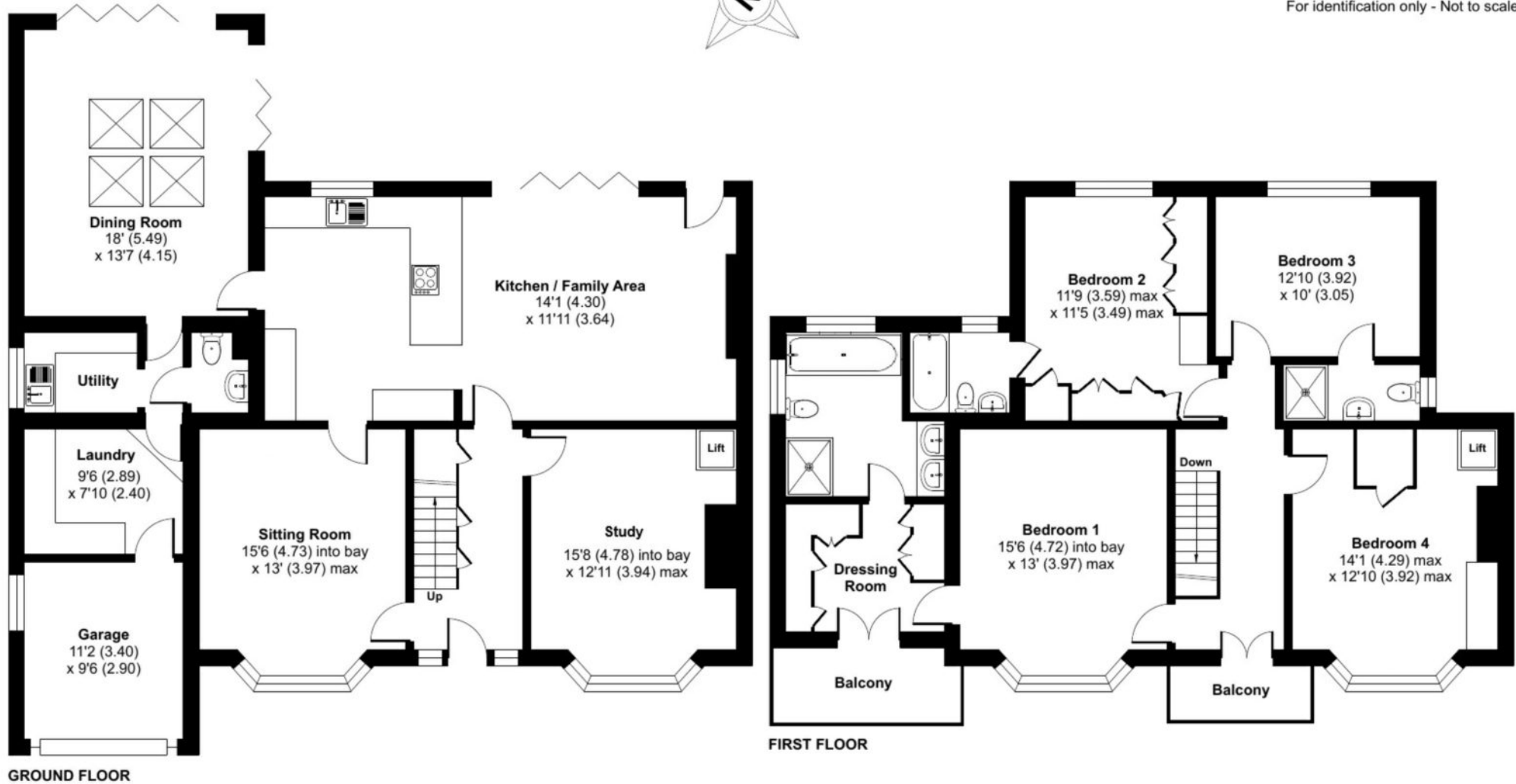
37 Waterford Lane, Lymington, SO41 3PT

Approximate Area = 2462 sq ft / 228.7 sq m

Garage = 111 sq ft / 10.3 sq m

Total = 2573 sq ft / 239 sq m

For identification only - Not to scale







*The property is situated in a highly regarded residential road south of Lymington High Street and close to the marinas and sailing clubs.*

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### **Grounds & Gardens**

At the front, the property features a carriage-style driveway bordered by a retaining wall, with a block-paved area providing ample parking and direct access to the garage. To the rear, the garden has been thoughtfully landscaped and is predominantly laid to lawn, offering a private and inviting outdoor space.



### **The Situation**

The Georgian market town centre of Lymington offers cosmopolitan shopping and a picturesque harbour, is within easy walking distance of the property, as well as the open-air seawater baths and the railway station to Brockenhurst which has main line links to London Waterloo.

### **Directions**

From our office in Lymington, turn right and proceed up the High Street. Take the first left into Church lane and proceed down Church Lane until the road forks left into Waterford Lane, continue along Waterford Lane for approximately 200 metres and the property can be found on your left.





## Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: C      Current: 73      Potential: 80

Services: Mains gas, electric, water & drainage

Heating: Gas central heating

Property Construction: Brick and tile

Broadband: ADSL Copper-based phone landline. Ultrafast broadband with speeds of up to 2000 Mbps is available at the property (Ofcom)

Restrictive Covenants: Not to carry out any trade or business or park or to allow to be parked any caravan or any house on wheels

Parking: Private driveway & garage

## Important Notice

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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