



11 Newenham Road, *Lymington, SO41 8EQ*

SPENCERS
ROMSEY





NEWENHAM ROAD

LYMINGTON

A completely modernised and extended detached family home offering flexible living accommodation, perfectly positioned in a peaceful cul-de-sac just south of the High Street. Within easy walking distance of Woodside Park, Lymington High Street, yacht clubs, and marinas, this home combines convenience with tranquility. The property offers three generous bedrooms and a separate study/fourth bedroom, an inviting living room with a woodburner, an open-plan kitchen diner with views of the garden, a driveway, garage, and beautifully maintained gardens.

The Property

Entrance Hall, Sitting Room, Kitchen, Garden Room, Utility Room, Family Bathroom with Separate Shower, Study/Bedroom Four, Bedroom Two with Ensuite, First Floor Landing, Bedroom One with Ensuite, Bedroom Three.

Outside

Private Driveway Parking, Garage, EV Charging Unit

Guide Price £1,125,000



2



4



3





The Property

The property has been completely renovated and modernised throughout, offering stylish, high-specification living accommodation enhanced by a thoughtfully integrated smart home system, including a Google Nest thermostat and Nest Protect smoke and carbon monoxide alarms. The home benefits from a full rewire and re-plumb completed in 2024, along with a new Worcester boiler and Megaflow system, ensuring efficiency and reliability. High-speed fibre internet is installed with Cat5 ethernet ports to all bedrooms and the garden/family room, while USB-enabled sockets (Type A and C) have been fitted throughout the bedrooms, kitchen and lounge for added convenience. A spacious and welcoming hallway is flooded with natural light via rooflights and provides access to a useful utility room with a rear door leading out to the garden, a generously sized ground floor bathroom, and internal access to the garage, which is fitted with an electric roller door.

To the rear, the property has been thoughtfully extended to create an impressive dual-aspect open plan kitchen and dining space, enjoying an abundance of natural light along with direct access to and views over the south-westerly facing garden. The kitchen is beautifully appointed with a range of fitted cupboards and worktops, complemented by a suite of high-quality integrated appliances including a Neff Slide & Hide pyrolytic oven, a Neff compact oven with microwave, an Elica ducted air-venting induction hob, integrated dishwasher, as well as full-height fridge and freezer units. The dining area is a standout feature, enhanced by two sets of Aluco Crittall-style aluminium French doors and additional rooflights, creating a bright and contemporary living space that seamlessly connects indoors and out. The living room is equally appealing, featuring a charming Charnwood Cranmore 5 woodburner (installed in 2025). The current owners have also created a ground floor bedroom suite, complete with fitted wardrobes and a modern en-suite shower room, ideal for guests or flexible living arrangements. There is a separate study that could also be used as a further bedroom if required.

Throughout the bedrooms, living and dining area, bespoke Hillarys shutters have been installed, adding both style and privacy.

To the first floor, the landing provides access to ample eaves storage and loft space, along with two further well-proportioned double bedrooms, both benefiting from fitted cupboards and additional eaves storage. The principal bedroom features a dressing area and ensuite shower room.





11 Newenham Road, Lymington, SO41 8EQ

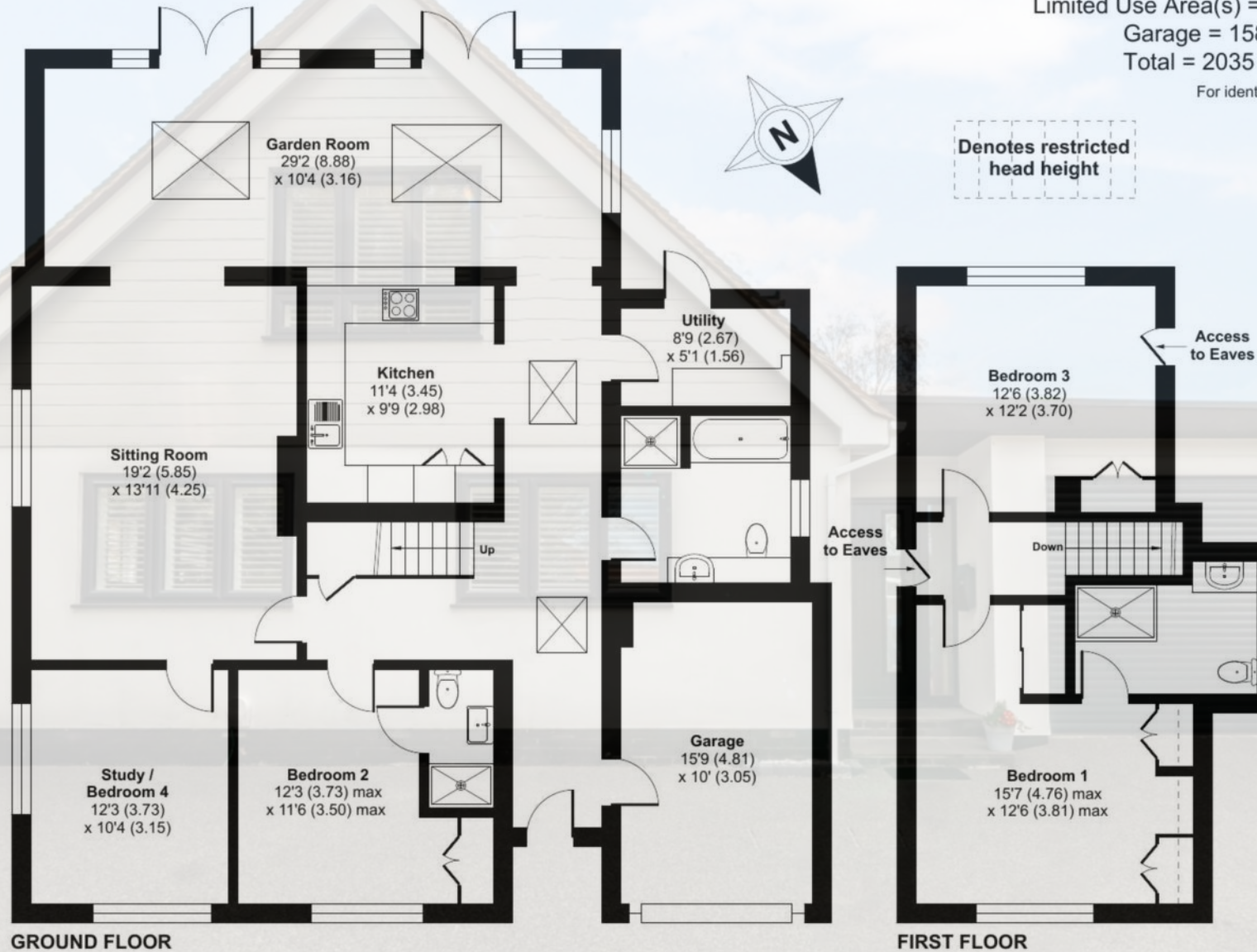
Approximate Area = 1869 sq ft / 173.6 sq m

Limited Use Area(s) = 8 sq ft / 0.7 sq m

Garage = 158 sq ft / 14.6 sq m

Total = 2035 sq ft / 188.9 sq m

For identification only - Not to scale





Outside

Externally, the property is approached via a new resin driveway providing ample off-road parking and access to the garage, with a gated side path leading to the rear. The front of the property is well screened by a variety of mature trees, shrubs and planting, offering a good degree of privacy.

The rear garden enjoys a predominantly west-facing aspect and provides a private, lawned setting, well-stocked borders, and a range of flowers, shrubs and hedging. There are several secluded seating areas ideal for al fresco dining. The garden is further enhanced by the provision of external power points to both the front and rear, a hot and cold outside tap—ideal for washing pets—and practical additions such as an EV charging point and an electric hook-up suitable for a camper van.

The Situation

Newenham Road is a highly sought after address tucked away in a peaceful residential enclave which is within easy reach of the High Street, renowned marinas and the open spaces of Woodside Park.

Lymington offers a wide range of independent and chain stores with excellent pubs, bars and restaurants, many of which overlook the quay and water. The walking and cycle rides offered by the nearby New Forest are superb and the town's railway station provides connections to London Waterloo via Brockenhurst in about 2 hours.

Property Video

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







Additional Information

Energy Performance Rating: C Current: 74 Potential: 78

Council Tax Band: F

Local Authority: New Forest

Tenure: Freehold

Heating: Gas Central Heating

Services: All Mains Services Connected

Drainage: Public

Broadband: Super fast Broadband speeds available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider

Restriction: No buildings other than usual outbuildings may be erected. This includes no huts, tents, caravans, mobile homes or similar structures.

Directions

From our office in the High Street proceed up into St Thomas Street turning left immediately before the one way system into Belmore Lane. Proceed down Belmore Lane to the mini roundabout. Turn right into Rookes Lane and after 50 yards turn right into Newenham Road where the property can be found at the end of the cul de sac on the left.

Viewing

By prior appointment only with the vendors agents Spencers Property.

Spencers Property 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 or 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:

7 Market Place, Romsey, Hampshire, SO51 8NB
T: 01794 331 433 E: romsey@spencersproperty.co.uk

www.spencersproperty.co.uk