



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

5 Ambrose Corner

Lymington • SO41 8QJ



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Offered with no forward chain, this beautifully presented detached family home is set in a sought after development on the outskirts of Lymington. The property features a spacious kitchen/breakfast room, ideal for everyday family living, along with a separate utility room and a versatile study/dining room. Further benefits include a garage and a delightful sunny west facing rear garden. Ideally located, the property is also within walking distance of Lymington High Street and local amenities.



4



2



£685,000

Key Features

- Spacious open plan kitchen/dining room with built-in appliances
- Four double bedrooms, the master with dressing room and en-suite shower room
- Utility room and cloakroom
- Beautifully presented throughout
- Separate garage and driveway
- Sitting room with two sets of patio doors opening out onto the patio and garden
- First floor family bathroom
- Offered with no forward chain
- Sunny westerly facing rear garden
- EPC Rating: C



Description

This beautifully presented detached family home offers generous and stylish accommodation throughout. The property boasts four spacious double bedrooms and two well appointed bathrooms, along with a charming kitchen/dining room. Additional benefits include a garage and a delightful west facing rear garden, enjoying the sun throughout the day.

The home is approached via a covered entrance porch leading to a welcoming hallway with stairs rising to the first floor, a useful storage cupboard, and a convenient cloakroom fitted with a WC, hand wash basin, and front-aspect window. To the front of the property, a study/dining room provides a versatile space, ideal for a home office or formal dining, with views over the front elevation. At the rear, the spacious sitting room is a bright and inviting space, featuring a feature electric fire and twin sets of French doors opening onto the patio and garden, creating a seamless connection between indoor and outdoor living. The kitchen/dining room is beautifully appointed with a modern range of floor and wall mounted units, incorporating a fridge freezer, Neff double oven, Neff gas hob with extractor, dishwasher, ceramic sink, and a breakfast bar. A cupboard houses the Glow-worm gas fired boiler, providing hot water and central heating. French doors from the kitchen open directly onto the patio and rear garden, perfect for entertaining and family living. Leading off the kitchen, the utility room offers matching units, a sink, and space and plumbing for a washing machine and tumble dryer, combining practicality with additional storage.

From the hallway, the staircase leads to a galleried landing, which features an airing cupboard housing the Megaflo hot water system and provides access to the roof space. The property offers four double bedrooms, each thoughtfully designed to provide comfort and practicality. The primary bedroom is particularly impressive, with a vaulted ceiling and a rear aspect window overlooking Buckland Rings, creating a light and airy retreat. This room also includes a dressing area with a generous range of fitted wardrobes

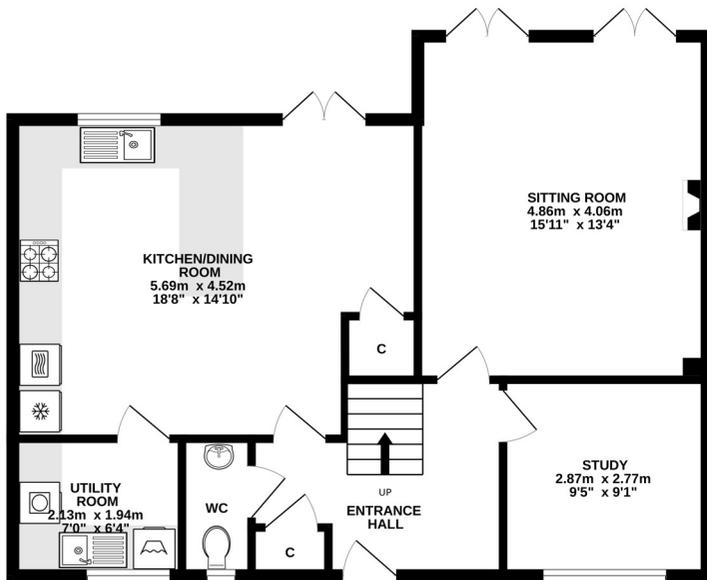
and an en-suite shower room, complete with a side-aspect window, corner shower unit, WC, and hand wash basin. Bedrooms two and three also benefit from fitted wardrobes, offering excellent storage, while bedroom four features a front aspect window. The family bathroom is fitted with a modern suite, including a panelled bath with shower and shower screen, WC, and wash basin, providing a stylish and practical space for the household.

The property is approached from Ambrose Corner via a brick paved driveway which leads to the parking space and single garage which has an up and over door with power and light connected. There is access to the right hand side of the house to the west facing rear garden which enjoys a large paved terrace adjacent to the sitting room and kitchen, with the rest of the garden being laid to lawn. The garden is well stocked with mature plants, shrubs and trees and enjoys sun in the garden all day, ending on the patio in the afternoon/early evening.

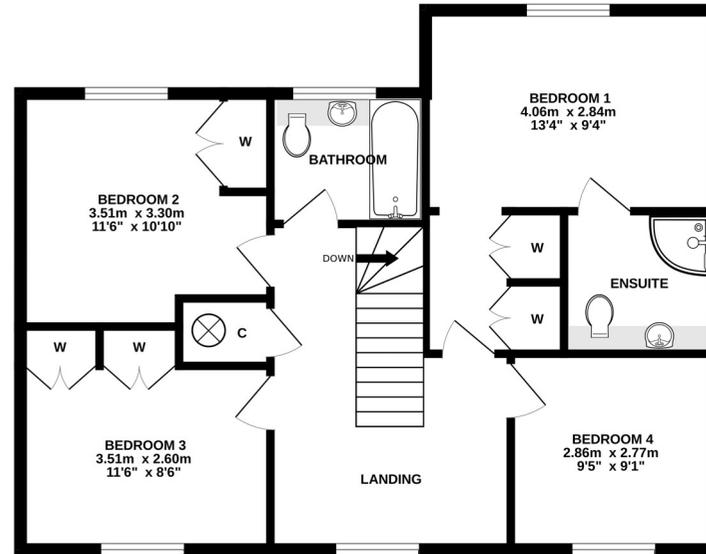
Ambrose Corner is a popular development in Lymington and is in close proximity to Lymington Hospital, Buckland Rings nature reserve, Lymington Train Station, the town centre and also multiple local pubs/restaurants. Lymington Georgian Market Town has many independent shops, picturesque cobbled streets leading to the quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park, Keyhaven salt marshes and Milford on Sea beaches. 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.

Floor Plan

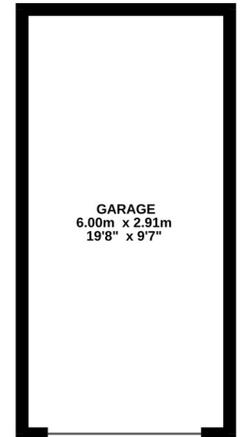
GROUND FLOOR
67.4 sq.m. (726 sq.ft.) approx.



1ST FLOOR
67.7 sq.m. (729 sq.ft.) approx.



GARAGE
17.5 sq.m. (188 sq.ft.) approx.



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TOTAL FLOOR AREA : 152.6 sq.m. (1643 sq.ft.) approx.

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For more information or to arrange a viewing please contact
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