



Tides

5 Waterford Lane, Lymington, SO41 3PT

SPENCERS
COASTAL





TIDES

5 WATERFORD LANE • LYMINGTON

A house that offers far more than meets the eye. Behind the attractive Edwardian facade of this perfectly positioned house lies an exceptional ground floor extension providing far more living and entertaining space than one might expect.

Ground Floor

Sitting Room • Kitchen / Dining Room • Second Sitting Room • Cloakroom

First Floor

Two Bedrooms each with its own En Suite

Second Floor

Bedroom 3 with En Suite • Study

Outbuildings

Office with Cloakroom • Sauna & Shower Room • Very large Storeroom

£1,650,000 offers





The Property

Believed to date from 1910 this charming detached house offers the beautiful proportions and craftsmanship associated with the Edwardian Era combined with the extremely comfortable design and styling of the extensive ground floor living space.

The front door opens to a staircase hall from which one can access the downstairs wc. Immediately to the left is a comfortable sitting room complete with traditional chimney breast and modern electric stove and square bay window. The rear of the house is absolutely phenomenal. The ground floor has been significantly extended by the current owner to create an astonishing open plan kitchen / dining / sitting room which has been beautifully finished and features two ceiling lanterns allowing an abundance of natural light. On first entering the room one is struck by the quality of the design and the extent of the available space. First approached is the kitchen area which features a walk-in pantry and a range of fitted high and low level units incorporating integrated appliances and space for a range cooker. There is a large island with breakfast bar which forms a focal point for informal dining or entertaining. There is also a back door to the side access to the house and a further door to the separate utility room

where there is space and plumbing for a washing machine, tumble dryer and large fridge-freezer.

Beyond the kitchen is a dining area which leads into a further seating area with bi-fold doors onto the garden. Through these bi-fold doors is a veranda with drop down sides and heating overlooking the garden, with a glass roof and structural supports which allow for temporary 'wall' blinds to be pulled down providing additional shelter and further benefit from the warmth provided by the built in heater. This area provides the ideal space in which to entertain or eat from spring through to autumn.

On the first floor there are two very well presented double bedrooms, both offering plenty of built in wardrobes and their own adjoining en suite bathrooms. Stairs rise from the landing to the second floor where there is a further double bedroom and en suite shower room as well as a study plus large loft room for storage.

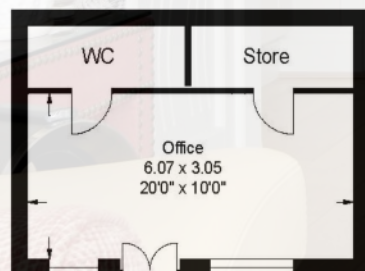




FLOOR PLAN



Outbuilding 2



Outbuilding 1

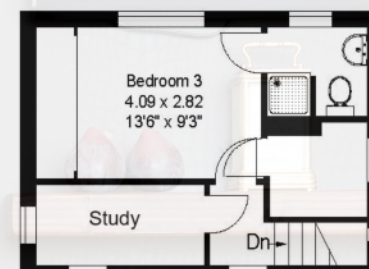


Ground Floor

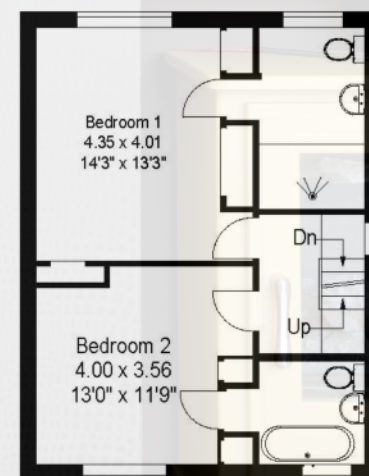
Approximate
Gross Internal Floor Area
House: 199sq.m. or 2142sq.ft.
Outbuildings: 34sq.m. or 366sq.ft.

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NOT TO SCALE



Second Floor



First Floor







In addition to this superb living space is a long and landscaped rear garden featuring a detached sauna and wc, home office large enough for two to work comfortably. There are also several sheds ideal for storage as well as off street parking for 3 cars.

Grounds & Gardens

The garden is especially impressive and has been carefully landscaped with level lawn areas flanked by mature flower beds. The area immediately adjacent to the house has been intentionally left open to enhance the sense of space enjoyed by the ground floor accommodation and garden 'room'. This area features well planted borders, artificial lawn and both a gazebo and summer house. A path leads from this area back in to a further area of garden where there is a detached building housing a modern sauna and wc. The area beyond features a lawn garden and a further building, currently used as a home office which also features a store room and wc. The home office features an impressive south facing deck. This room would make an ideal space for housing guests overnight subject to the necessary consents. Beyond the home office there are further storage sheds. The front of the house has an impressive gravel drive which provides parking for three cars side-by-side.

The Situation

The house is positioned on an attractive and quiet tree lined road in a prime part of the town and close to the Lymington River and vibrant high street with its range of restaurants, cafes and independent boutiques. Also within easy walking distance are the town's renowned sailing clubs, marinas, and wonderful coastal paths. Lymington is well connected to the capital with a branch line to Brockenhurst station where trains to London Waterloo take less than two hours. The New Forest National Park surrounds the town offering countless walks and cycle rides across beautiful and unspoilt countryside.



Services

Tenure: Freehold

Council Tax: F

Energy Performance Rating: D Current: 64 Potential: 75

Property Construction: Brick elevations with tile roof

Heating: Gas central heating

Utility Supplies: Mains gas, electricity, water and drainage

Broadband: ADSL Copper-based phone landline. Superfast broadband with speeds of up to 71mbps is available at this property

Conservation Area: No

Electric vehicle (EV) charging point installed: Yes

Parking: Private driveway



Directions

From our office in the high street turn right and head towards the top of town taking the first left opposite to St. Thomas' Church and onto Church Lane. After a third of a mile take a left fork into Waterford Lane after which the house will be found on the left hand side after approximately 50 metres.

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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