



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

Cheviot

North Close • Lymington • SO41 9BT



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Town centre 1930's detached four bedroom house with garage, driveway parking and landscaped garden. This well presented property offers spacious and versatile accommodation, is just a few minutes walk from Lymington High Street and is offered for sale with no forward chain.



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O.I.E.O. £750,000

Key Features

- Offered for sale with no forward chain
- Sitting room with box bay window and working fireplace, opening through to the family room
- Second floor double bedroom four and study area
- Garage with electric up and over door, power and light
- Conveniently located within just a few minutes walk of Lymington High Street
- Two further first floor bedrooms and family bathroom
- Open plan kitchen/dining room with patio doors opening out to the rear garden
- Substantial first floor master bedroom with en-suite shower room
- Landscaped rear garden with summerhouse
- Driveway parking for several vehicles
- EPC Rating: D



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Description

This deceptively spacious 1930's detached house offers spacious and versatile accommodation throughout and benefits, from a landscaped rear garden, garage and driveway parking for several vehicles.

Front door leading into the entrance hall with stairs rising to the first floor. Cloaks cupboard and cloakroom with WC and wash hand basin. The sitting room has a box bay window to the front aspect with working open fireplace with wooden white mantle piece and hearth with cupboards either side, leading through into the family room, with window to the side aspect and following through to the kitchen/dining room at the rear, which flows across the whole width of the house. There are two windows and french doors opening out to the patio area and garden beyond. The kitchen wraps round from the dining area and has a comprehensive range of floor and wall mounted shaker style cupboard and drawer units with wooden worktop over. Inset one and a half bowl stainless steel single drainer sink unit with mixer tap. Breakfast bar area. Further storage incorporating a window seat, wine storage, open shelving, integrated Bosch induction four ring hob with Bosch pyrolytic oven under and cooker hood with extractor fan. Space and plumbing for washing machine, dishwasher and space for under counter fridge and freezer. Two windows to the side aspect and door leading back through to the hallway.

First floor landing with window to the side aspect. Stairs rising to the second floor. Storage cupboards and large airing cupboard housing the wall mounted gas fired central heating boiler, which was installed in 2024. The large master bedroom suite is a generous size, with a built-in triple wardrobe, separate cupboard and windows to the front and side aspect. Fully tiled en-suite shower room with walk-in shower with sliding glass door, Grohr shower unit and additional rainfall shower head. Pedestal wash hand basin with mixer tap, low level WC, heated towel rail, extractor fan, window to the rear aspect. Double bedroom two has a feature fireplace with sealed chimney, a built-in wardrobe, storage cupboard and window to the front aspect. Bedroom three has a window to the front aspect. The family bathroom comprises a panelled bath unit with taps and mixer shower over and glass shower

screen. Low level WC, pedestal wash hand basin with mixer tap, heated towel rail, fully tiled floor and walls and an obscure window to the side aspect.

Open plan second floor landing with study area with two access points to the eaves storage and velux roof light to the side aspect and a feature triangular window to the rear aspect. Double bedroom four with velux roof light to the side aspect affording rooftop views over towards Walhampton.

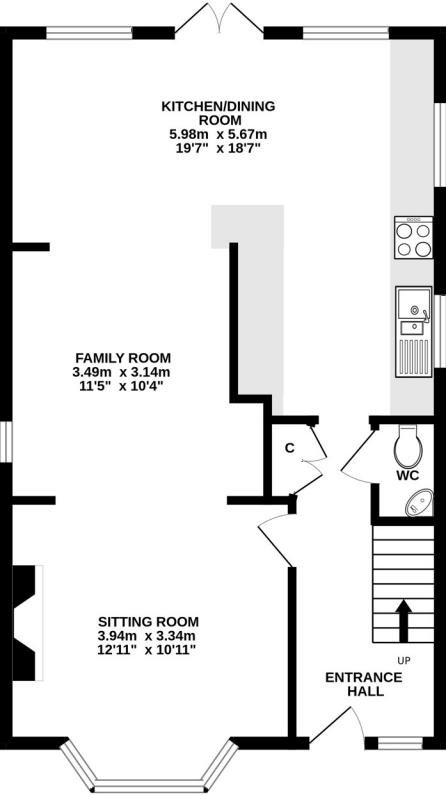
Outside to the front of the property there is a low hedge to the front boundary with shrubs and a paved area. There is driveway parking for several vehicles, leading up to the garage, which has an electric up and over door, new roof in 2022, power and light, window to the rear aspect and a pedestrian door to the side leading through to the rear garden.

To the rear of the property, there is a patio area adjacent to the rear of the house with space for patio furniture. Couple of steps down to the landscaped lawned area with various well established borders, trees and plants. There is an outside tap, wooden log store and a summerhouse at the rear of the garden. The boundaries are fenced to all sides and there is a pedestrian gate giving access to the side passageway.

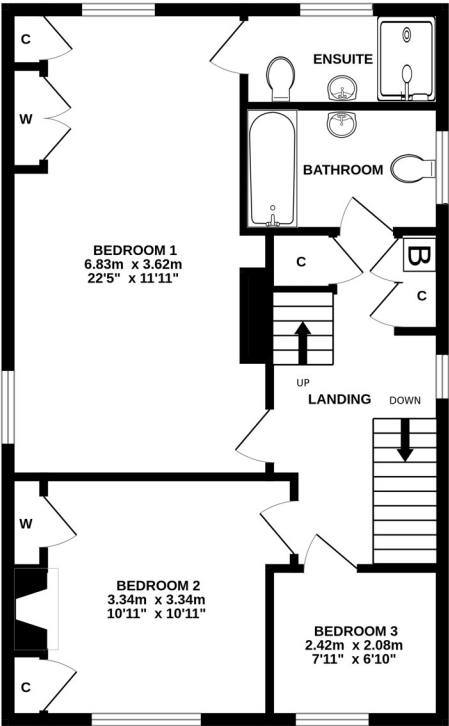
The property is just a five minute walk to the Train Station and the beautiful Georgian market town of Lymington, with its many independent shops, picturesque Quay, deep water marinas, sailing clubs and local Schools which have "Good" and "Outstanding" Ofsted ratings. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. 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

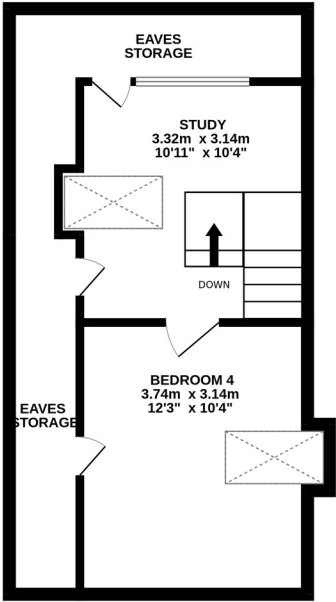
GROUND FLOOR
58.9 sq.m. (634 sq.ft.) approx.



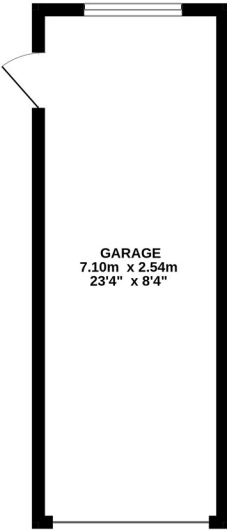
1ST FLOOR
57.4 sq.m. (618 sq.ft.) approx.



2ND FLOOR
33.4 sq.m. (359 sq.ft.) approx.



GARAGE
17.9 sq.m. (193 sq.ft.) approx.



TOTAL FLOOR AREA : 167.6 sq.m. (1804 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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