



## ALMA HOUSE 1 GROVE ROAD • LYMINGTON • SO41 3RF

£1,525,000

Located in this popular location close to the Quay and Lymington High Street, this imposing four bedroom, four bathroom beautiful double fronted Grade II Listed detached residence with private and secluded south facing garden, offers spacious and versatile accommodation throughout and an internal viewing is highly recommended to appreciate the charm and character on offer.



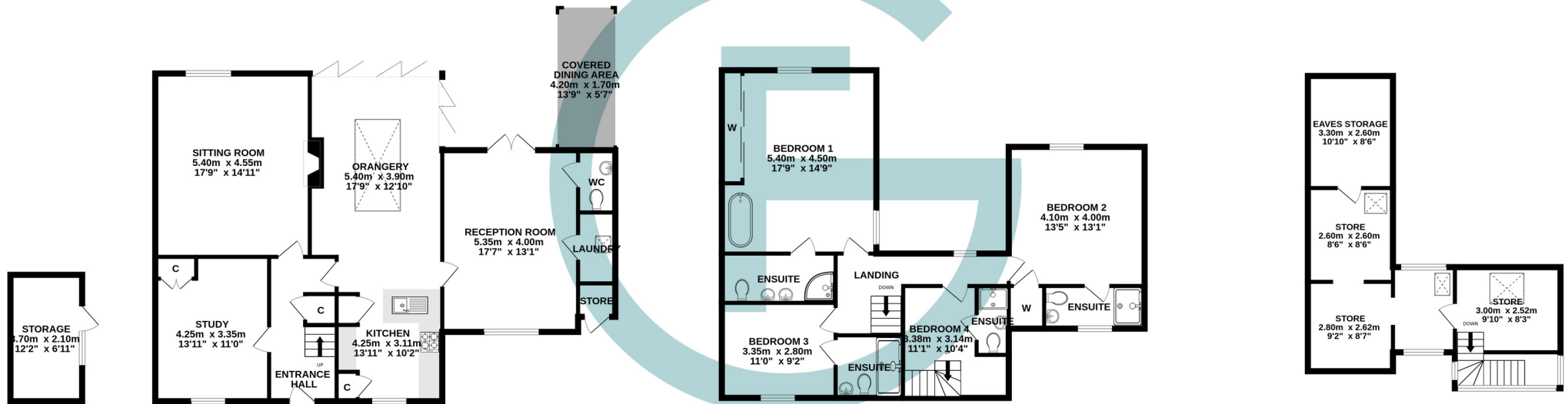
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PROPERTY EXPERTS

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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HOUSE: 224.2 SQ.M OUTBUILDING & OUTDOOR DINING: 15 SQ.M

TOTAL FLOOR AREA : 239.2 sq.m. (2575 sq.ft.) approx.

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## Property Specification

- Large master bedroom with large jacuzzi bath and separate en-suite shower room
- Three further first floor bedroom, all with en-suite shower rooms
- Kitchen opening through to the beautiful Orangery
- Sitting room
- Ground floor study
- Large reception room two with access to cloakroom and laundry store
- Ample eaves storage and additional playroom
- Covered outdoor dining area/ pergola
- Private and secluded well established south facing garden
- Driveway parking for three vehicles



# Description

Located in one of the most sought after positions in Lymington, within just a few minutes level walk of the High Street and Quay, this charming and elegant detached Grade II listed detached residence is just a couple of minutes level walk to the High Street and boasts abundance of spacious, versatile and contemporary accommodation, with three reception rooms, four en-suite bedrooms, a south facing private garden and driveway parking for three vehicles.

On arrival, this double fronted character house built in 1856 as stated on the plaque, invites you in through the front door into the entrance hallway. Stairs rising to the first floor and stripped pine doors provides access to the majority of the downstairs accommodation. Door into the study, which could easily be used as an additional reception room or bedroom, with sash window to the front aspect. To the rear of the house and on the south side is the spacious sitting room with ornate stone open fireplace and large low level south facing sash window. This room is open to the stunning orangery and kitchen area with a large vaulted glazed roof, bi-fold doors to two aspects facing the walled garden and with the kitchen positioned to one end. There is a contemporary style raised fireplace and the herringbone flooring runs throughout the whole of the ground floor, except for the sitting room and dining room which are cream carpet.

The kitchen is fitted with a comprehensive range of high gloss cupboard and drawer units with ceramic worktops and space for the American style fridge and a dishwasher. There is an eye level electric fan oven and combination microwave, hob and extractor unit over, other benefits include a built in coffee machine and breakfast bar. A further door leads into another spacious reception room with window to the front aspect and french doors leading out to the garden and the covered pergola for al-fresco dining. Cloakroom and laundry/utility cupboard with roof light and space and plumbing for washing machine and essential white goods.

The first floor landing is flooded with light from the Velux roof light over the staircase. Door leading into the spacious main bedroom suite with ornate ceiling, dual aspect windows to the side and rear, velux roof light above the large spa bath. Range of fitted wardrobes and door to the en-suite shower room where there is a dual sink vanity unit, w.c. and shower cubicle. Bedroom two is of equally spacious dimensions with built-in storage cupboard and en-suite shower room comprising of a w.c. sink unit with vanity storage and shower cubicle and window to the front aspect. Double bedroom three has an en-suite shower room. Bedroom four has an en-suite shower room and staircase from a corner of the bedroom leading up to the loft play area and storage rooms and additional eaves storage with velux roof light.

The walled rear garden is south facing and offers a high degree of privacy. There is a covered decked pergola attached to the rear of the house, ideal for alfresco entertaining. The remainder of the well established garden is mainly laid to lawn with various flower bed borders and shrubs. There is a brick built summerhouse with power and light that would lend itself for use as a home office/studio. There are gates and a path to both sides of the property leading to the garden. There is driveway parking to the rear of the garden for three vehicles.

The property is within an easy short walk of Lymington High Street, the sailing clubs and the marinas. The beautiful Georgian market town of Lymington, has many independent shops and the picturesque quay, deep water marinas, and sailing clubs. Lymington has a 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.





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