



**Mayflower Cottage**

*Grove Road, Lymington, SO41 3RN*

**SPENCERS**  
NEW FOREST





*A three double bedroom mews house with two reception rooms tucked away in a premium position, located a stones throw from Grove Park, Lymington high street and the town quay with secure covered parking and a delightful walled garden.*

### The Property

On entering the home there is a spacious hallway with under stairs storage and a cloakroom. The lounge is a delightfully peaceful room with a feature gas fire and French doors leading out into the courtyard garden. The dining room flows off here and is also accessed from the hallway. The fitted kitchen has a double aspect with a range of fitted cupboards and work tops, integrated dish washer, washing machine and fridge freezer, space for a breakfast table and a door leading to the rear garden. Stairs rise to the first floor and the master bedroom with twin aspect, a dressing area with matching wardrobes and an en-suite bathroom with corner bath. Bedroom two is another large double with twin aspect and Bedroom three is a smaller double with a garden view. The modern family bathroom suite completes the accommodation.

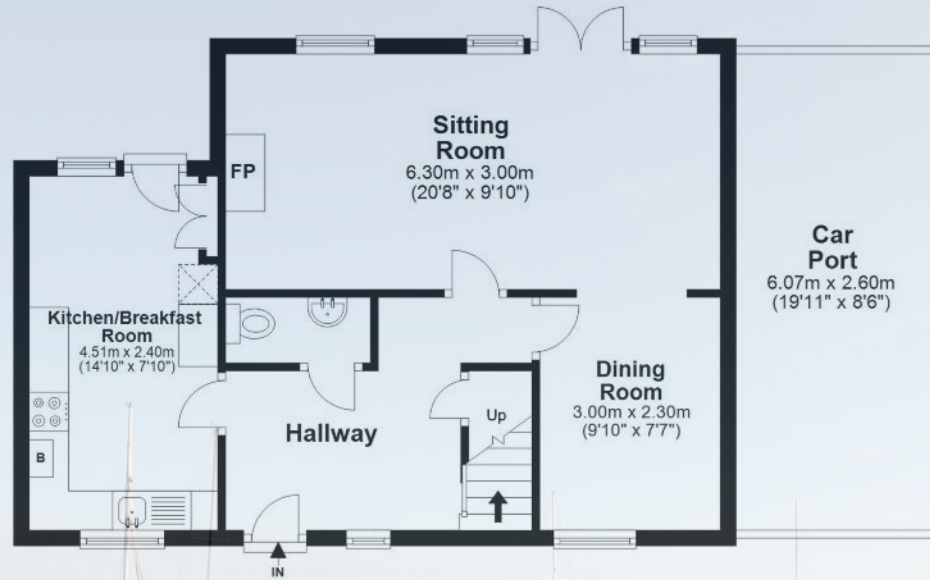
**£750,000**



FLOOR PLAN

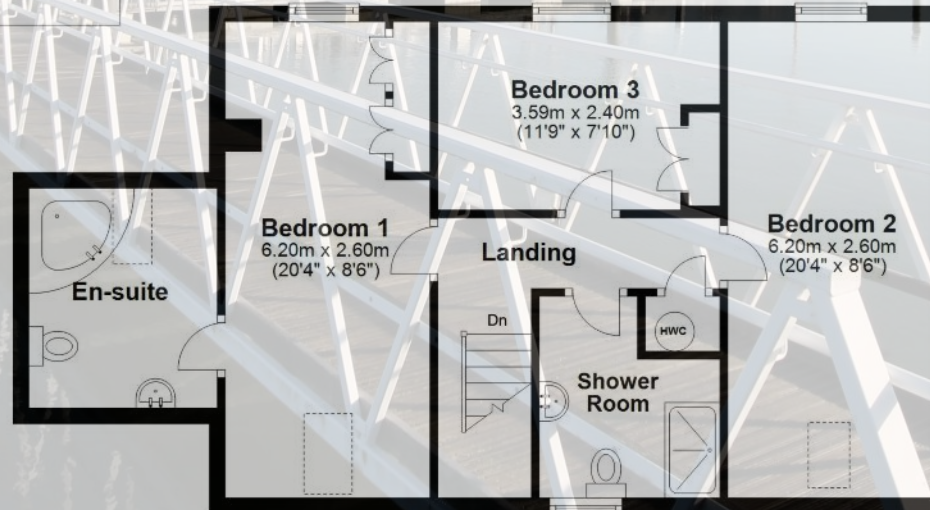


Ground Floor



Approx Gross Internal Area  
111.8 sqm / 1203.5 sqft

First Floor







*The modern home is perfectly presented and offers spacious accommodation over two floors.*

## Grounds & Gardens

Mayflower Cottage is set in an exclusive development moments from Grove Park and the town quay. There is a covered car port providing secure parking for one and possibly two cars with a gate opening into the rear westerly facing walled garden. There is a large patio area, ideal for al fresco dining and numerous mature plantings, shrubs and bushes. The thoughtfully designed and low maintenance garden offers a high degree of privacy and is the perfect spot to enjoy the afternoon sun.

## The Situation

Positioned within a conservation area, Grove Road is a most exclusive and sought-after location, tucked behind the High Street, within minutes of the Marinas and Sailing Clubs and coastal walks. The Georgian market town of Lymington offers extensive restaurants and boutiques and a picturesque harbour and is surrounded by the outstanding natural beauty of the New Forest National Park.

To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes. There is a range of both state and private schooling, with the popular Walhampton preparatory school close by.

## Directions

From our office go up the high street and take the first left into Church Lane. Take the first left into Grove Road and before reaching the end of the road the property can be found on the left hand side.



## Services

Energy Performance Rating: C Current: 72 Potential: 82

Council Tax Band: F

All mains services connected

## Points Of Interest

Royal Lymington Yacht Club	0.5 miles
Lymington Quay	0.3 miles
Waitrose Lymington	0.7 miles
Walhampton (Private School)	1.5 miles
Priestlands Secondary School	1.3 miles
Lymington Recreation Centre	1.3 miles
Lymington Hospital	1.9 miles
Lymington Train Station	0.5 miles
Brockenhurst Train Station	5.0 miles
Brockenhurst Tertiary College	5.3 miles
The Pig	6.0 miles

## Important Information

Spencers of The New Forest 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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