



Orchid Cottage

*School Lane, Lymington, Hampshire SO41 9AL*

SPENCERS  
NEW FOREST







*A superb opportunity to purchase an attractive new build detached house of an impeccable standard.*

## The Property

This new build property has been carefully designed and is beautifully presented and answers the brief of modern day living.

The front door opens into a spacious hall with tiled flooring that extends throughout the ground floor. There is a downstairs WC as well as ample fitted storage cupboards for coats and shoes. Underfloor heating runs throughout the ground floor with antique style radiators upstairs.

The modern open plan kitchen/dining/sitting room is of particular note and is the hub of the house. The matt finish charcoal kitchen with marble effect work surfaces over, features full array of integral appliances throughout, including twin Bosch ovens, fridge/freezer, Hotpoint dishwasher and washing machine. The living/dining area opens onto the southerly rear walled garden via wall to wall aluminium bi-folding doors. The light and airy office room is situated at the front of the property with aluminium bi-folding doors. The third double bedroom is on the ground floor and offers a large walk in wardrobe.

**£995,000**





## FLOORPLAN

### Ground Floor

Approx. 82.9 sq. metres (892.6 sq. feet)



**Sitting Room**  
4.80m x 4.10m  
(15'9" x 13'5")

**Kitchen/Dining Room**  
5.00m (16'5")  
x 4.10m (13'5") max

**Store**

**Study/Bedroom 3**  
3.45m x 3.19m  
(11'4" x 10'6")

**Hallway**

**Garden Room**  
4.19m x 2.35m  
(13'9" x 7'8")

### First Floor

Approx. 47.1 sq. metres (507.4 sq. feet)

**En-suite**

**Bedroom 1**  
4.98m x 4.10m  
(16'4" x 13'5")

**Landing**

**Bedroom 2**  
3.24m x 2.92m  
(10'7" x 9'7")

**Bathroom**

Total area: approx. 130.1 sq. metres (1400.1 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale EPC New Forest  
Plan produced using PlanUp.



*Conveniently located within close proximity to Lymington town centre.*

### The Property continued . . .

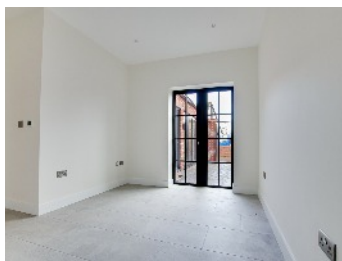
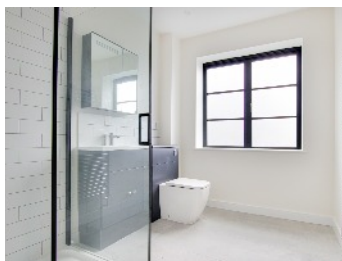
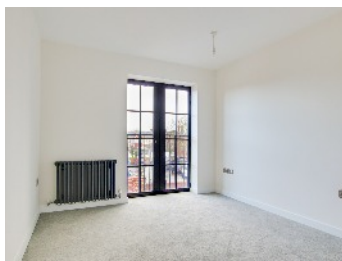
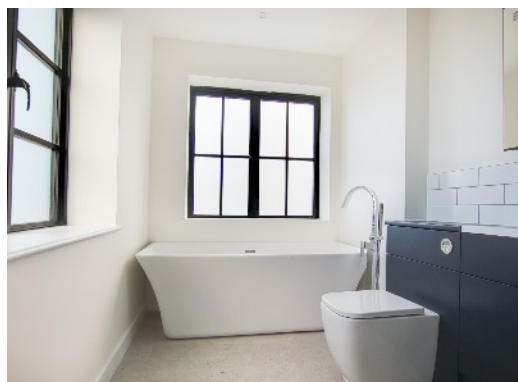
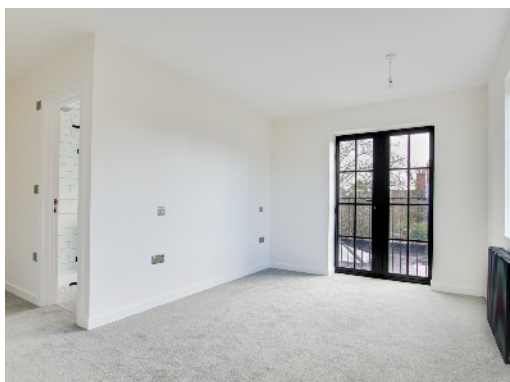
Leading from the hallway the staircase rises to the sunny landing with stunning picture window overlooking the side aspect. The main bedroom suite overlooks the rear garden and has french glazed doors with a Juliet balcony. There is an attractive and spacious ensuite shower room. The second bedroom is also a double and is serviced by a contemporary four-piece family bathroom, comprising freestanding bath and separate shower cubicle.

### The Situation

The property is situated in the beautiful Georgian market town of Lymington and is within a short walking distance of its cosmopolitan shops and picturesque harbour. Also within easy reach are the two large deep water marinas and sailing clubs, for which the town has gained its status as a world renowned sailing resort. Lymington is surrounded by the outstanding natural beauty of the New Forest National Park and on Saturday a market is held in the High Street, the origins of which probably date back to the 13th century. 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 also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which gives direct access to London Waterloo in 90 minutes.

### Directions

From the High Street continue down the hill and take the first turning on your left hand side into New Street. Follow this road along a short distance and take the first turning on your left hand side into School Lane. The property can be found towards the end of the lane on the left hand side. Parking at the rear.







*The property comprises three bedrooms, two bathrooms and featuring a stunning kitchen/family room.*

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## Grounds & Gardens

The property is approached via a secure gate accessing a wall courtyard entrance with attractive planting. The walled rear garden benefits from a south facing aspect and is laid mainly to lawn with shrub borders and a terrace area perfect for entertaining. There are two allocated parking spaces at the rear of the property.



## Property Video

Point your camera at the QR code below to view our professionally produced video.





*Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter*

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## Services

Energy Performance Rating: TBC

Council Tax Band: TBC

All Mains Services Connected

## Points of interest

Waitrose Lymington	0.3 miles
Lymington Quay	0.7 miles
Priestlands Secondary School	0.9 miles
Walhampton (Private School)	1.3 miles
Brockenhurst Golf Club	4.6 miles
Brockenhurst Train Station	4.9 miles
Brockenhurst Tertiary College	5.2 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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