

39 Knight Gardens

Lymington, SO41 9NZ

SPENCERS







An attractive, modern, two-double-bedroom semi detached property, built approximately 5 years ago by the well-respected local developer Pennyfarthing Homes.

The Property

Upon entering through the front door, you are welcomed into a bright and airy hallway, with stylish LVT flooring continuing throughout the ground floor. To the right is a convenient cloakroom, while the staircase leads to the first floor. Situated at the front of the property, the well-equipped kitchen features modern worktops, a contemporary sink and tiled walls. It includes an electric oven, gas hob and extractor hood, together with space and plumbing for a washing machine and dishwasher, as well as space for a tall fridge/freezer.

The kitchen opens into a spacious open-plan living and dining area, creating a bright and sociable space ideal for both everyday living and entertaining. French doors lead directly onto the rear garden and raised patio area. A large under-stairs cupboard provides excellent additional storage.

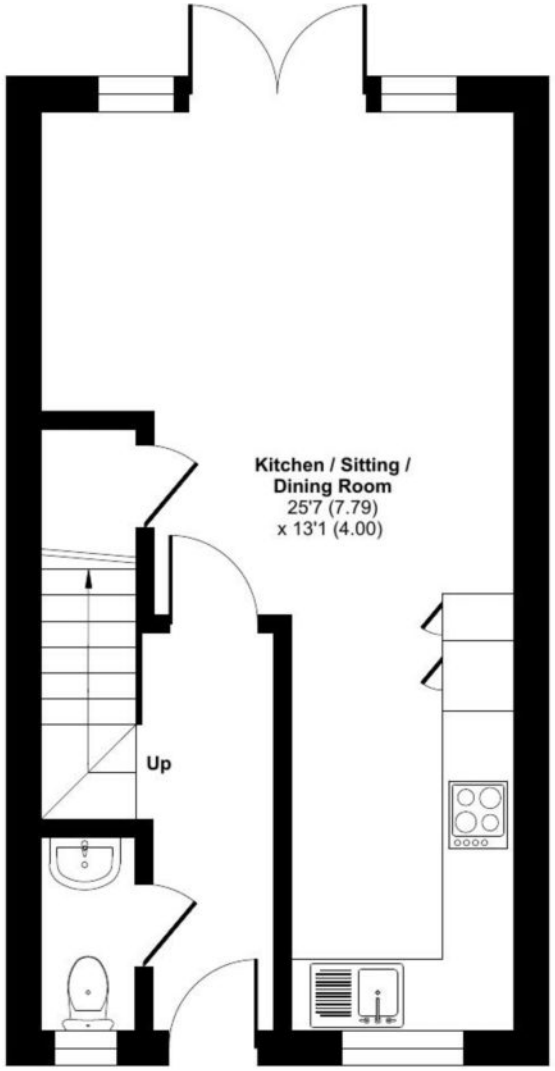
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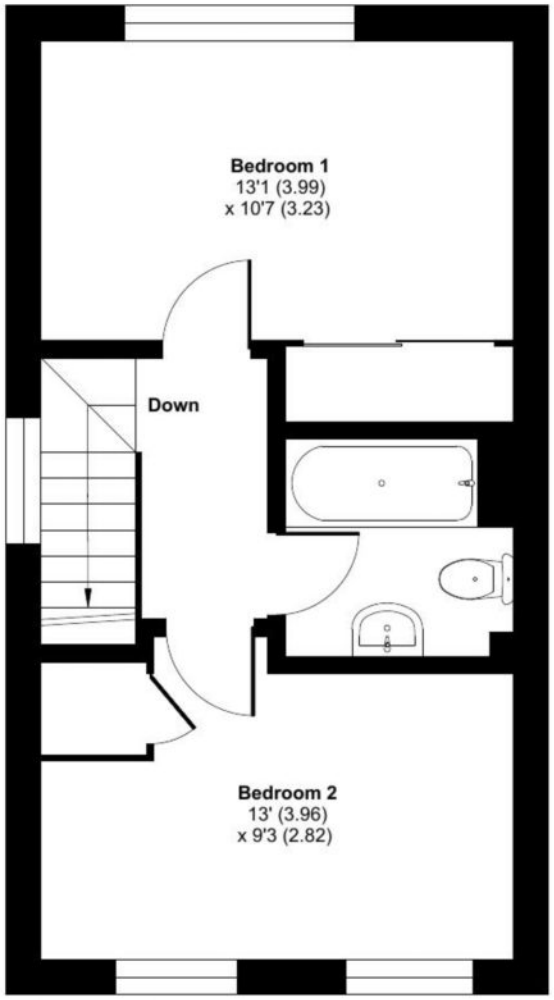
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Approximate Area = 670 sq ft / 62.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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The property is in a favourable position on the development, having a private driveway for 2-3 cars, a sunny East facing landscaped garden, and is within walking distance of Lymington High Street and local amenities.

The Property continued . . .

Upstairs, the spacious main bedroom overlooks the rear garden and benefits from attractive décor and fitted wardrobes. The second double bedroom enjoys a pleasant outlook and offers ample space for fitted wardrobes, along with tasteful décor. An airing cupboard within the second bedroom houses the Worcester boiler. Completing the first floor is a modern family bathroom, finished with elegant tiling and comprising a bath with shower over, WC and wash hand basin.

Directions

From our office proceed up the High Street and on to the one-way system keeping in the right hand lane. Turn right keeping Waitrose on the left and continue on to the Southampton Road, stay on the road until you reach the mini roundabout. At the mini roundabout take the first left onto Alexander Road, then take the second turning right into Knight Gardens.





Grounds & Gardens

Outside, the property is approached via an attractive landscaped frontage, featuring established flower beds and well-maintained borders. To the side, a private driveway provides off-road parking for approximately two to three cars. The rear garden is predominantly laid to natural lawn and is beautifully framed by raised flower beds, planted with a variety of established plants and shrubs. A particularly attractive feature is the impressive glass-fronted koi pond, adding a charming focal point to the garden. The garden also benefits from a raised patio area, ideal for outdoor dining and entertaining, along with a recently installed outside BBQ and bar area, creating a fantastic space for relaxing and entertaining during the warmer months.

Situation

The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. 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 approximately 90 minutes.





Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college

Additional Information

Tenure: Freehold

Council Tax: Band C

EPC: B Current: 83 Potential: 97

Property Construction: Traditional brick & block

Utilities: Mains electricity, water & drainage

Heating: Gas central heating

Broadband: FFTP- Fibre to the property directly. Ultrafast broadband achievable at this property with download speeds of up to 10000Mbps (Ofcom)

Parking: Private driveway & street parking

Restrictive Covenants: Yes- Can't park static caravans on the driveway, cannot erect fences by the road.

Important Information

Spencers 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 fitments, 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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