

54 Belmore Lane

Lymington, SO41 3NN

SPENCERS



54 BELMORE LANE

LYMINGTON • HAMPSHIRE

A superb and extremely spacious house set in generous south facing grounds in an extremely popular location south of the High Street. Having been refurbished by the current owners in recent years the house offers practical, contemporary accommodation with classic Georgian styling. There is also a separate two room studio ideal for a variety of uses.

Ground Floor

Kitchen/Dining Room • Sitting Room • Family Room • WC

First Floor

Bedroom Two & Three with En Suites • Bedroom Four and Five • Family Bathroom • Utility Room

Second Floor

Principle Bedroom with En Suite Bathroom

Garage Block

Versatile Two Room Studio • Shower Room • Storage

£1,995,000

5 *3* *4*













The Property

This particularly impressive and substantial house has been virtually rebuilt in recent years by the current owners. In doing so, they have created a superb and well thought out family home with extensive, flexible ground floor accommodation and five double bedrooms. There is also a separate garage block incorporating a two room studio, ancillary to the main house.

The front door opens to a large reception hall from which there is access to the family room with French windows opening on to the terrace and gardens beyond. There is also a separate sitting room with dual aspect which is also accessible to the kitchen / dining room providing excellent flow for entertaining. The kitchen / dining room is a particularly generous and inviting space. Extending to 30' x 22' the kitchen area includes fitted units with integrated appliances as well as a large island complete with hob and breakfast bar. There is room for a large dining table adjacent to wide sliding doors that provide a panoramic view of the south facing garden. There is also a comfortable sitting area complete with fire place. Off the hall there is also a downstairs wc, a coat cupboard and shoe storage.

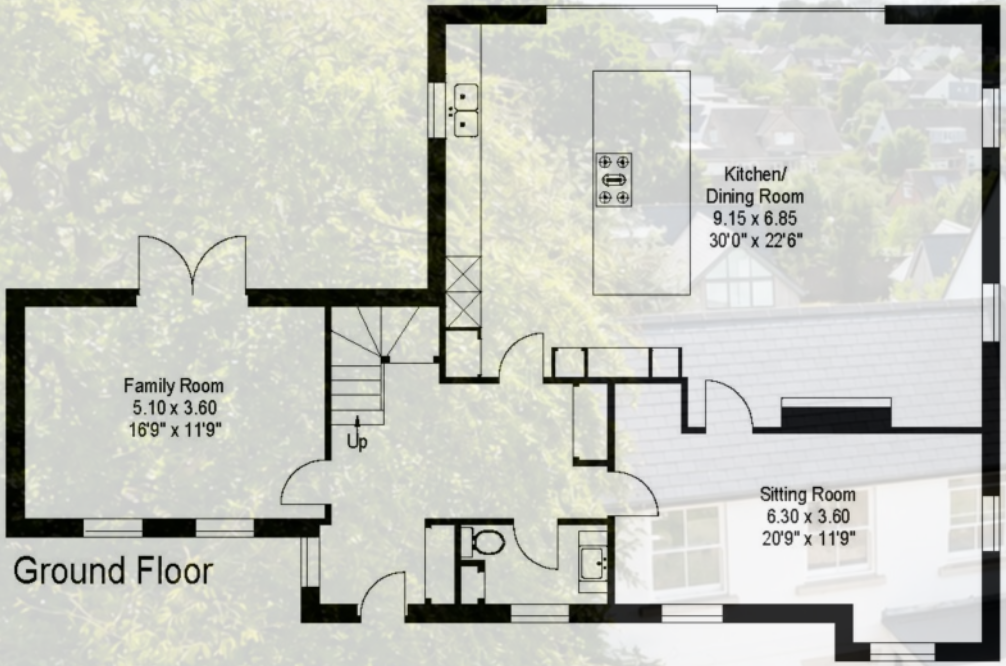
On the first floor there are four generous double bedrooms, two of which have en suite shower rooms, as well as a family bathroom with free standing bath and separate shower. The utility room is also sited on the first floor and contains a work surface, sink, washing machine and tumble dryer.

Stairs continue to the second floor which is devoted to a single principle suite incorporating the main bedroom and very generous en suite bathroom with free standing bath, separate shower and a walk in storage cupboard.



FLOOR PLAN



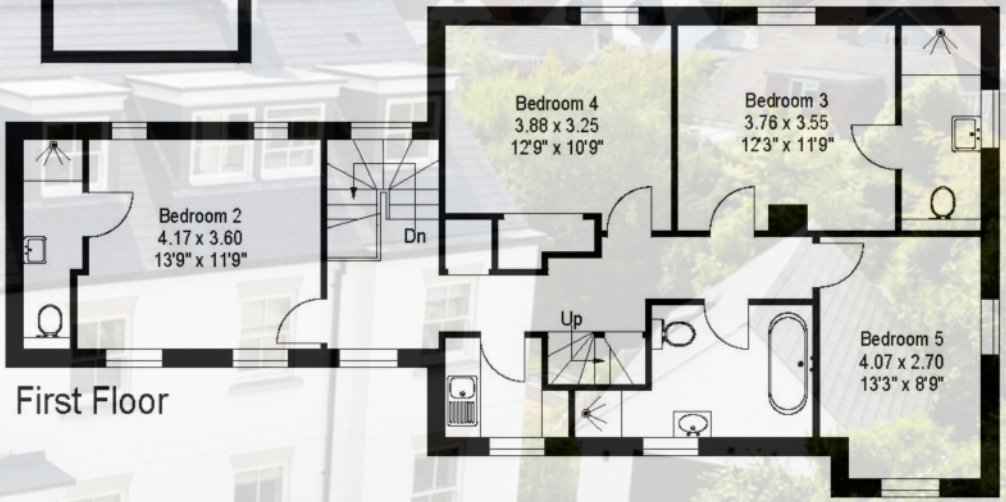


Ground Floor





Second Floor

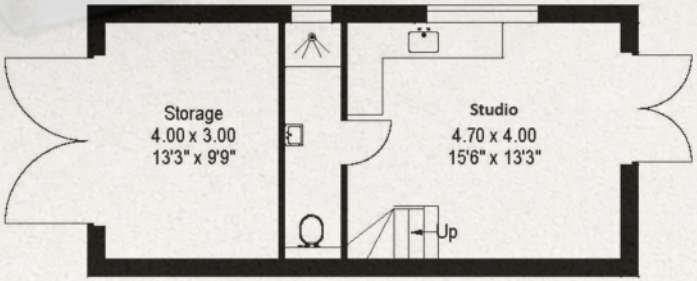


First Floor

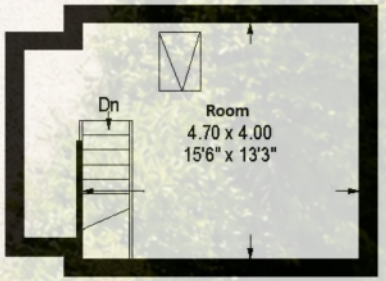
Approximate
Gross Internal Floor Area
House: 266sq.m. or 2863sq.ft.
(Including Mezzanine)
Annexe: 57sq.m. or 614sq.ft.
(Including Storage)

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NOT TO SCALE



Ground Floor



First Floor

























Grounds & Gardens

The house is approached through electrically operated gates leading to a large gravel drive providing ample parking. There is a detached outbuilding which contains useful storage space as well as the studio.

The studio is accessed via its own private courtyard garden from which crittal windows and doors open into this extremely flexible space. The ground floor features a fully floored and decorated recreation area featuring work surfaces complete with sink. There is also a very well finished shower room with shower cubicle, basin and wc. Stairs lead to the first floor where there is a further very comfortable room.

The formal gardens extend mainly to the south of the property and are mostly laid to lawn with mature shrubs and fencing at the boundaries. Immediately behind the house and accessed from the kitchen and family room is a paved terrace ideal for outdoor dining and entertaining.

The Situation

The house is set in a highly sought after location, south of the High Street, within minutes of the Marinas and Sailing Clubs. The Georgian market town of Lymington offers cosmopolitan shopping 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.

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 having a tertiary college

Services

Energy Performance Rating: C Current: 75 Potential: 80
Council Tax: Band G
Tenure: Freehold

Property Construction: Traditional brick & block
Utilities: Mains electricity, water & drainage
Heating: Gas central heating
Broadband: FFTP- Fibre to the property directly. Ultrafast broadband achievable with download speeds of up to 1000Mbps
Parking: Private driveway
Electrical Vehicle (EV) Charging Point: Yes
Tree Preservation Order (TPO): Yes

Directions

From our offices on the High street, head west passing the Church and M&S before turning left into Belmore Lane. Continue for about 300 yards passing Fairfield Close on the left hand side. The house will be found shortly after the entrance to Fairfield Close on the opposite side of the road.

Important Notice

Spencers of Lymington 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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