

20 Western Road

Lymington, SO41 9HL

SPENCERS


PURITAN
BREAD





A beautifully presented four-bedroom Victorian home positioned over three floors, thoughtfully updated to a high standard while retaining its original charm. The property features a generous garden with a studio/home office at the rear, an impressive open plan kitchen/family room with doors leading out to the garden.

The Property

The front door opens in to a small hallway with cupboard for coats and umbrellas. The through lounge is a lovely room with twin fireplaces, one with a log burner and one open. There are wood floors, a south facing front window with shutters and ample storage space for lounge and dining room furniture. Double glass doors open in to the impressive kitchen/family room with a central island, range of fitted cupboard units and work tops, larder, twin sky lights, doors to the garden, ample space for sofas and access to the cloakroom.

£649,950

4 *3* *1*

FLOOR PLAN

Approx Gross Internal Area
149.6 sqm / 1610 sqft

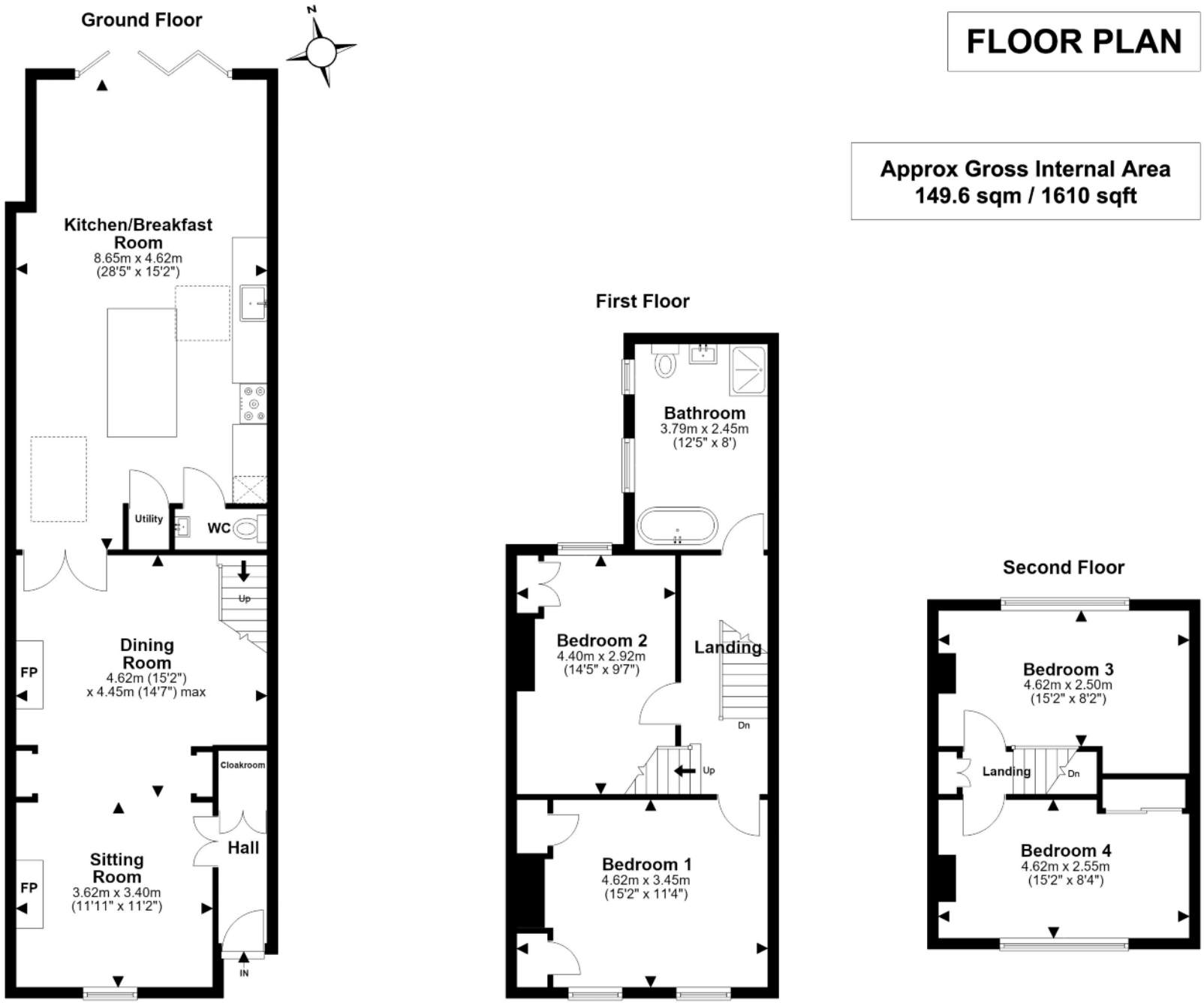


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.





Ideally located in a highly sought-after area, it is just a short walk from Lymington High Street, offering convenient access to a range of shops, restaurants, and local amenities.

The Property continued . . .

From the dining area, stairs rise to the first floor landing with the main bedroom with twin south facing windows and twin cupboards. Bedroom two is a small double with garden views and there is a modern family bathroom suite with a walk in shower and separate bath. Stairs rise to the second floor with two equally sized double rooms, both with dormer windows and far reaching views.

Directions

Proceed to the top of Lymington High Street, round the one way system and turn right onto the Southampton Road. Immediately after the traffic lights and close to Waitrose, turn left into Eastern Road and proceed on taking the second turning on the left into Western Road. The property can be found a short distance along on the right hand side.





Grounds & Gardens

Externally, the landscaped rear garden has been thoughtfully designed to create a series of attractive outdoor spaces. A generous paved terrace provides the perfect setting for alfresco dining and entertaining while the expansive lawn is framed by mature planting and well-stocked borders. At the far end of the garden sits a superb detached garden room, currently arranged as a home office/studio, offering excellent versatility for modern lifestyles. In addition there are various sheds, raised beds and planting areas.

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: D Current: 66 Potential: 75

Property Construction: Traditional brick & block

Utilities: Mains electricity, water & drainage

Heating: Gas central heating

Broadband: ADSL- Copper based phone landline. Ultrafast broadband achievable at this property with download speeds of up to 10000Mbps (Ofcom)

Parking: On street parking

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:
74 High Street, Lymington, SO41 9AL
T: 01590 674 222 **E:** lymington@spencersproperty.co.uk

www.spencersproperty.co.uk