

Mast View

Spring Road, Lymington, SO41 3SP

SPENCERS



MAST VIEW

LYMINGTON

Located in a highly sought after area south of the High Street and occupying a corner position is this spacious and individual five bedroom 9 year old detached house. Offering very well proportioned accommodation over three levels the house is in excellent order throughout with the benefit of a double length garage, rib or motor home parking and moments from the twin marinas and yacht clubs.

Ground Floor

Kitchen / Family / Dining Room • Sitting Room • Pantry • Utility Room • Cloakroom

First Floor

Principal Bedroom with En Suite and Dressing Room • Two Further Bedrooms with Family Bathroom

Second Floor

Two Bedrooms • Shower Room • Storage Areas

£1,500,000

5 *2* *3*





The Property

An exceptional A-rated SIPS (Structural Insulated Panel System) home, designed for outstanding energy efficiency and modern living. This individual five-bedroom detached home occupies an attractive corner plot and offers spacious, well-planned accommodation across three floors. High-specification features include solar panels with battery storage, underfloor heating to the ground floor. Additional features include a double-length garage, extensive driveway parking and secure gated side access, ideal for a motorhome, boat or RIB. Located in one of Lymington's most sought-after areas, south of the High Street.

A covered entrance porch leads into a spacious reception hall with a large built-in cupboard for coats and shoes, cloakroom and an oak and glass staircase to the upper floors. A generous utility room provides extensive fitted storage, space for both a washing machine and tumble dryer, access to the understairs cupboard and a door to the garden.

Underfloor heating runs throughout the ground floor. The kitchen/dining/family room is a particular feature of the house, with vaulted ceilings, a log-burning stove and bi-fold doors opening onto the garden. The room comfortably accommodates a large dining table together with two sofas, making it well suited to both family life and entertaining.

The kitchen is fitted with a central island, breakfast bar, walk-in pantry and an extensive range of storage units. Integrated appliances include a full-height fridge, separate full-height freezer, wine fridge, dishwasher, three built-in ovens (including two steam ovens and a combination microwave), a warming drawer, a boiling water tap with filler and solar-powered velux blinds.

The triple-aspect sitting room is bright throughout the day and benefits from fitted bookshelves and double doors opening onto the garden.

On the first floor, the principal bedroom includes a walk-in wardrobe, en-suite shower room and easterly views. Two further double bedrooms both with fitted wardrobes, one served by a well-appointed Jack and Jill bathroom, with a separate bath and shower provides further flexibility. A large walk-in linen cupboard offers excellent additional storage.

The second floor provides two further double bedrooms and shower room, offering flexible accommodation for family, guests or those working from home.

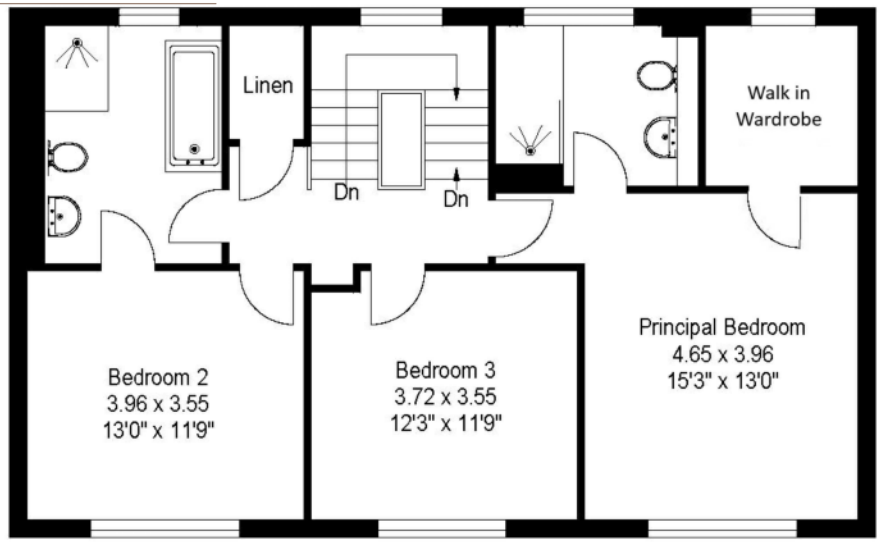
The house has been designed with energy efficiency in mind and benefits from an A-rated EPC, solar panels with battery storage, a hot water circulation system, underfloor heating to the ground floor, a water softener and solar-powered blinds. Security features include a built-in safe, separate alarm systems for the house and garage, and multi-point locking on all external doors.

A well-designed modern home in an excellent location, offering generous living space, high-quality specification and excellent energy efficiency, all within easy reach of Lymington's waterfront, marinas and town centre.

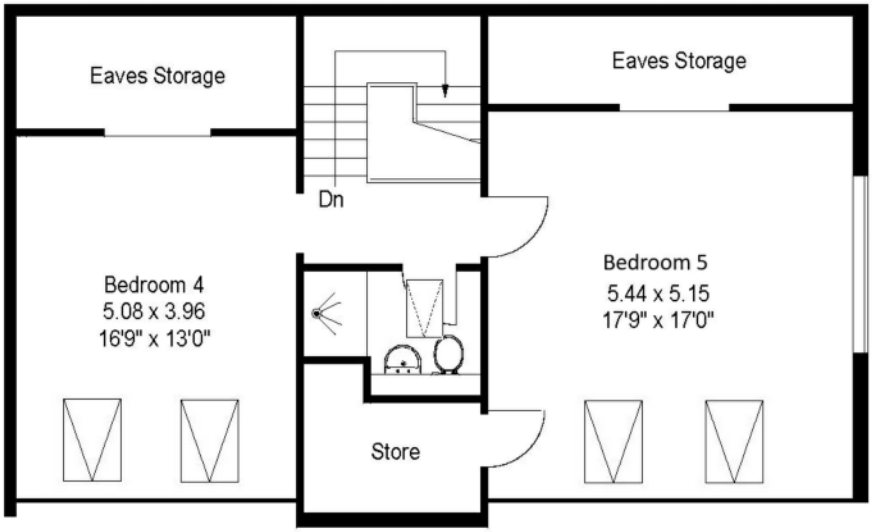




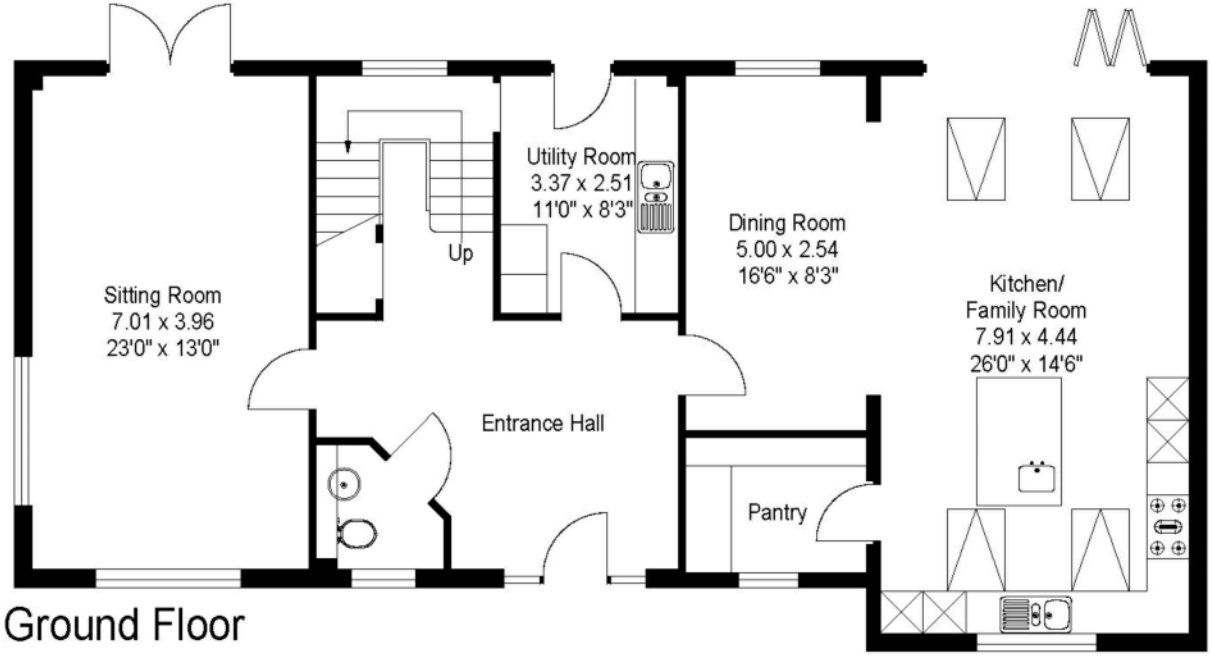
FLOOR PLAN



First Floor



Second Floor



Ground Floor

Approximate
Gross Internal Floor Area
Total: 280sq.m. or 3014sq.ft.
(Inc Eaves Storage)

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Grounds & Gardens

The excellent frontage provides off road parking for numerous vehicles plus a double length garage with power and light providing storage for a classic car, bikes or sailing kit. The rear garden faces west and has been landscaped to be low maintenance with artificial grass, raised planting areas, panelled fence borders and a large patio for alfresco dining. The corner plot provides access off the road to an impressive gravel area positioned behind double gates which allows secure parking for large ribs or a motor home.

The Situation

The property is located to the South of the High Street and within walking distance of the town centre, Lymington's deep water marinas, the Royal Lymington Yacht Club and Lymington Town Sailing Club. Lymington is situated on the southern edge of the New Forest and is recognised worldwide as a premier sailing resort. It is also a picturesque Georgian market town with an excellent range of boutiques, shops and restaurants, a weekly market, and a selection of cafes and pubs. The railway station has a branch line to Brockenhurst mainline station, where there is a mainline service to Waterloo (approx 90 minutes). There are highly regarded independent schools in the area including Ballard, Durlston Court and Walhampton, with local schools at every level.

Directions

From our office in the High Street turn right then first left into Church Lane proceed and then bear left into Waterford Lane then turn sharp left into Brook Road, which becomes Spring Road. The road bears slowly to the right and the property can be found on the corner on the right hand side.





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

Services

Construction: SIPS - Structural Insulated Panels

Tenure: Freehold

Council Tax: G

EPC: A Current: 92 Potential: 92

Utilities: Mains gas, electric, water & drainage. The property also benefits from solar panels and storage batteries

Heating: Gas central heating

Broadband: Ultrafast broadband with speeds of up to 1000mbps is available at this property.

Parking: Private driveway, garage

Important Notice

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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