



Madeira

Captains Row, Lymington, Hampshire, SO41 9RP

SPENCERS
NEW FOREST





An elegant spacious town house in one of the most sought-after roads of Lymington being only a short walk from both the famous Georgian high street and the stunning cobbled streets to the quay, where the frenetic boating activity provides year-round enjoyment. The property, features five bedrooms, five bathrooms, large drawing room, fitted kitchen/dining room, garaging for four cars, ample off road secure parking, attractive rear garden and roof terrace.



Open Plan Kitchen/Dining Room • Large Drawing Room

First Floor Master bedroom Suite and Guest Suite
Three ground floor double bedroom suites including the self-contained annexe

Integral garaging for four vehicles • Ample secure off road parking
Landscaped Gardens with large West-facing stone terrace
Roof terrace with views of the Solent

£1,795,000



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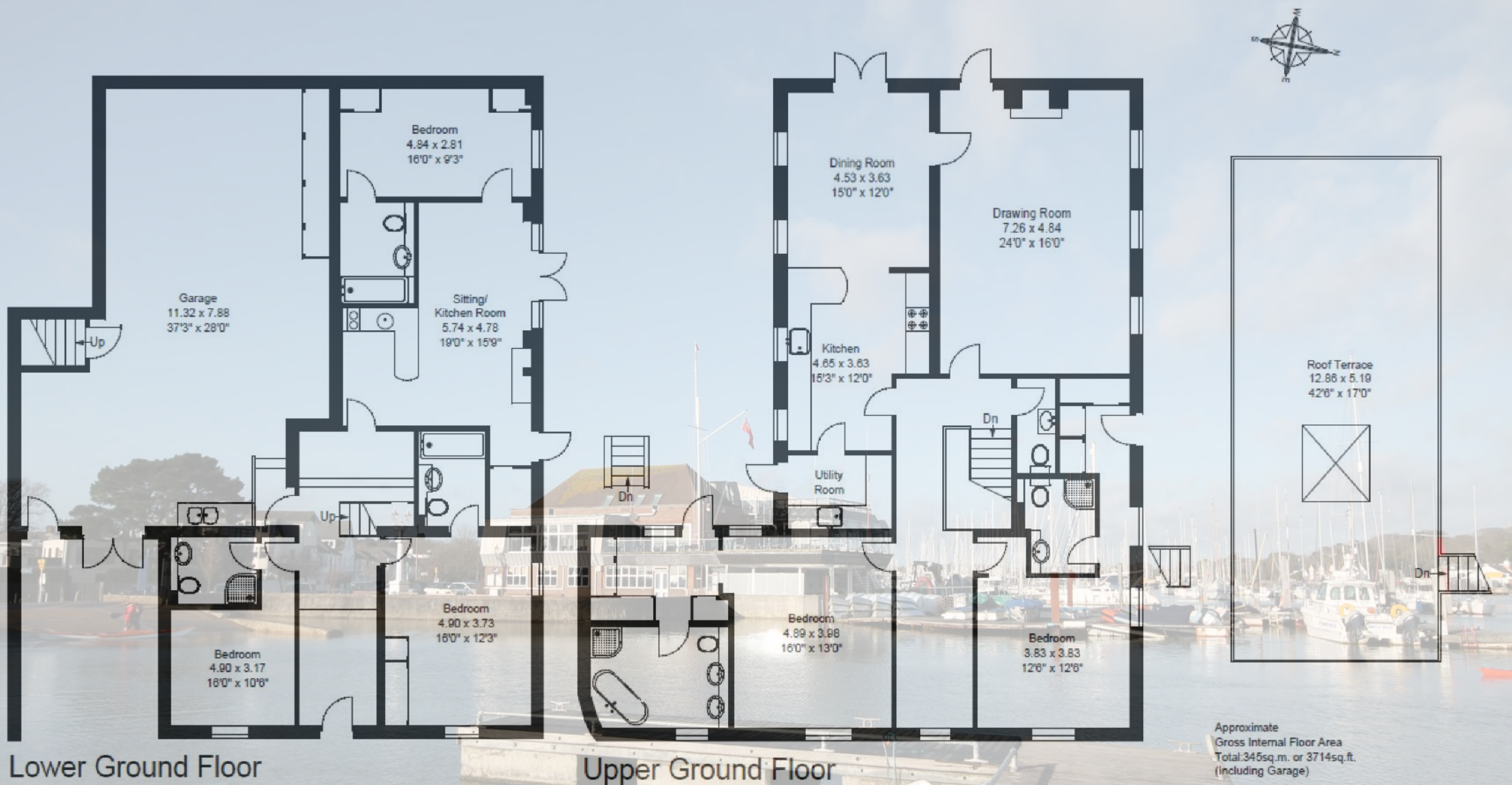
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FLOOR PLAN



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.



The Property

The attractive entrance leads into the welcoming reception hallway with ceiling lantern, flooding the area with light and where there is a turning oak staircase to the first floor. To the left from the hallway is a ground floor bedroom with one of five en-suite bathrooms. There is another bedroom suite and also access to the annexe/guest wing.

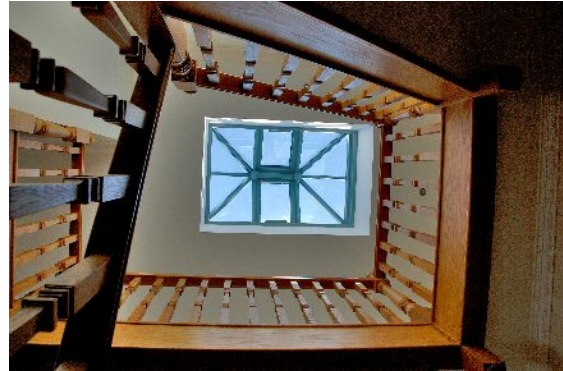
The first floor opens to an attractive galleried landing where the large drawing room is positioned with glazed door to the grounds and a marble fireplace. Due to the nature of the plot, this is also at ground level where a large wrap-around stone terrace is positioned for alfresco dining. The spacious kitchen is very well fitted with ample storage and a range of integrated appliances and has an adjacent utility room. The kitchen is open to the formal dining area, where a further glazed door opens to the terrace and gardens. Two further bedrooms are accessed from the landing, including the master bedroom, which enjoys a walk-through dressing room with glazed door to the terrace and gardens and also leads to the beautifully appointed en-suite bathroom with free-standing bath, separate shower and dual vanity unit.

Annexe

To the ground floor is a self-contained annexe, or guest wing. This well-planned area comprises an open plan kitchen/living room with glazed doors to a terrace and the surrounding garden and where the spacious ground floor double bedroom with ample fitted wardrobes and en suite bathroom is situated.

The Situation

The property is situated moments from the famous “cobbles” in Lymington and is a short walk from the high street, station, town quay and marinas and yacht clubs. Lymington is surrounded by the outstanding natural beauty of the New Forest National Park. To the north, are the New Forest villages of Brockenhurst and Lyndhurst and Junction 1 of the M27, which links to the M3 giving access to London. There is a rail branch line link to Brockenhurst main line Station (approx. 5.5 miles) which gives direct access (half hourly) to London Waterloo in 90 minutes. A wide selection of renowned private and state schooling is close by within easy reach of the property.



*Madeira is a hidden gem within central Lymington.
Where else can you find this privacy and size of
property in the centre of town.*

Directions

From our office turn right and take the first left into Church Lane. Take the first left into Grove Road and at the end of the road turn left into Captains Row. The black wooden entrance gate of the property are set back from the road on the left-hand side and after approximately 100 metres.

Services

Energy Efficiency Rating: Current 65 Potential 66

Council Tax Band: H

All mains services are connected.

Alarm system and underfloor heating.

Points of Interest

Lymington Quay	0.2 miles
Tesco Metro	0.3 miles
Waitrose Lymington	1.2 miles
Priestlands Secondary School	1.4 miles
Lymington Health & Leisure Centre	1.5 miles
Walhampton (Private School)	1.6 miles
Lymington Hospital	1.9 miles
Brockenhurst Golf Club	4.6 miles
Brockenhurst Train Station	5.0 miles
Brockenhurst Tertiary College	5.2 miles
The Pig	5.9 miles



For more information or to arrange a viewing please contact us:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencersnewforest.com

www.spencersnewforest.com