



Southways

Lisle Court Road, Lymington, SO41 5SH

SPENCERS
NEW FOREST





In a rare and highly regarded location with outstanding views of the Lymington River, this recently extended and improved family home is currently occupied by two generations, some of whom have been in residence for over 30 years.

The Property

A glazed entrance porch leads to the front door and into the reception hallway with cloakroom and storage cupboard. Modern oak and glazed doors then lead to the principal rooms. The spacious main reception room has a large marble fireplace, a generous square bay and two sets of glazed double doors; one set leads to the conservatory and garden terrace and one set to the magnificent kitchen/dining room with underfloor heating. Elliotts have designed and supplied the contemporary style kitchen which has a range of integrated appliances, supplied by Miele, to include induction hob and discreet extractor fan, single oven, multi-function oven and combination microwave, dish washer and wine fridge. The wide range of storage units incorporate a larder cupboard, ample drawers, cupboards and a full height fridge and separate freezer and there is an island unit with ample storage and the whole kitchen enjoys grey quartz stone worktops by Landford Stone. Aluminium bi-fold doors lead to the stone south facing entertaining terrace and a door to the utility room. There is a separate laundry and side entrance porch with a generous boiler/storage room.

£1,695,000

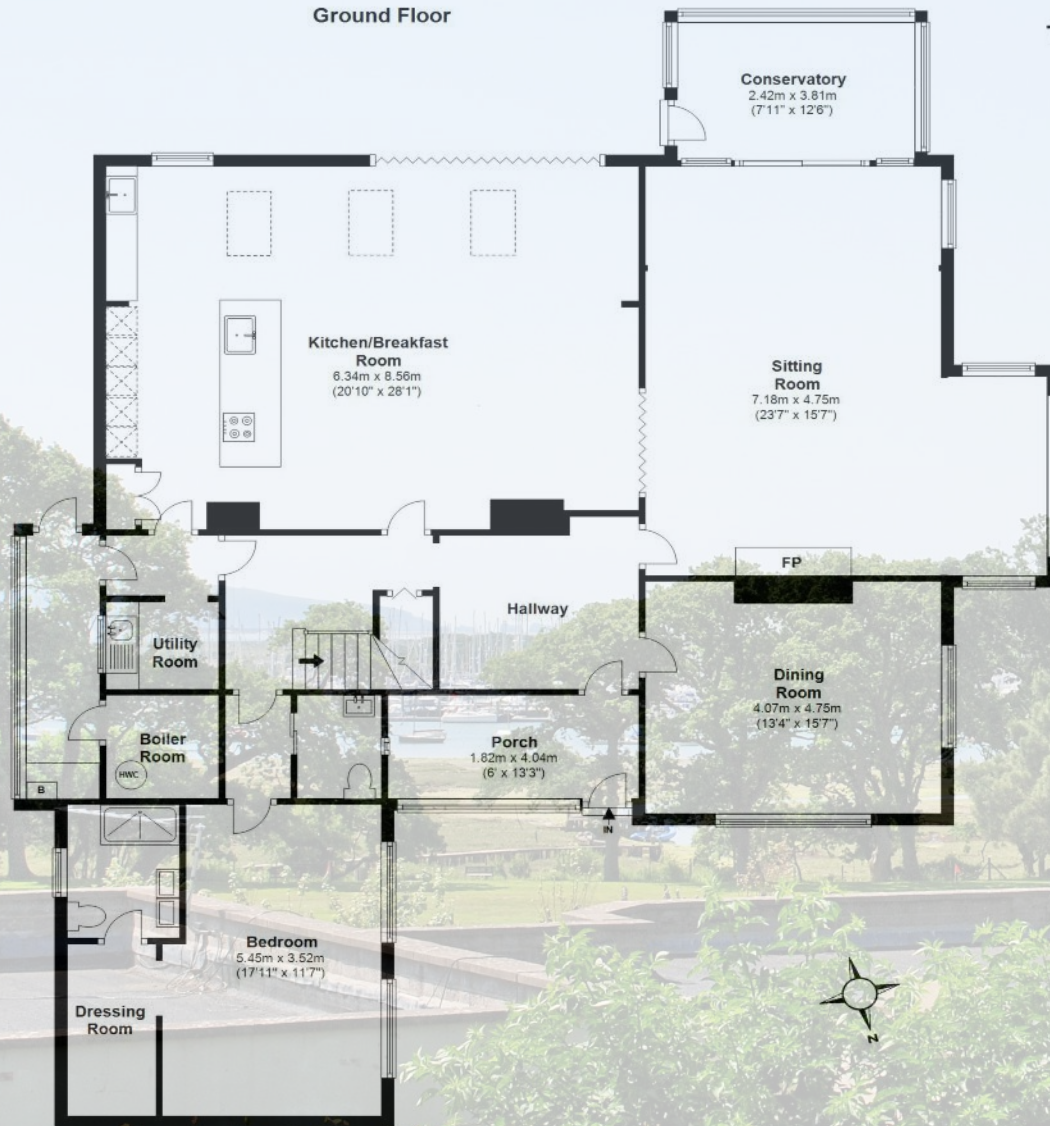
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FLOOR PLAN

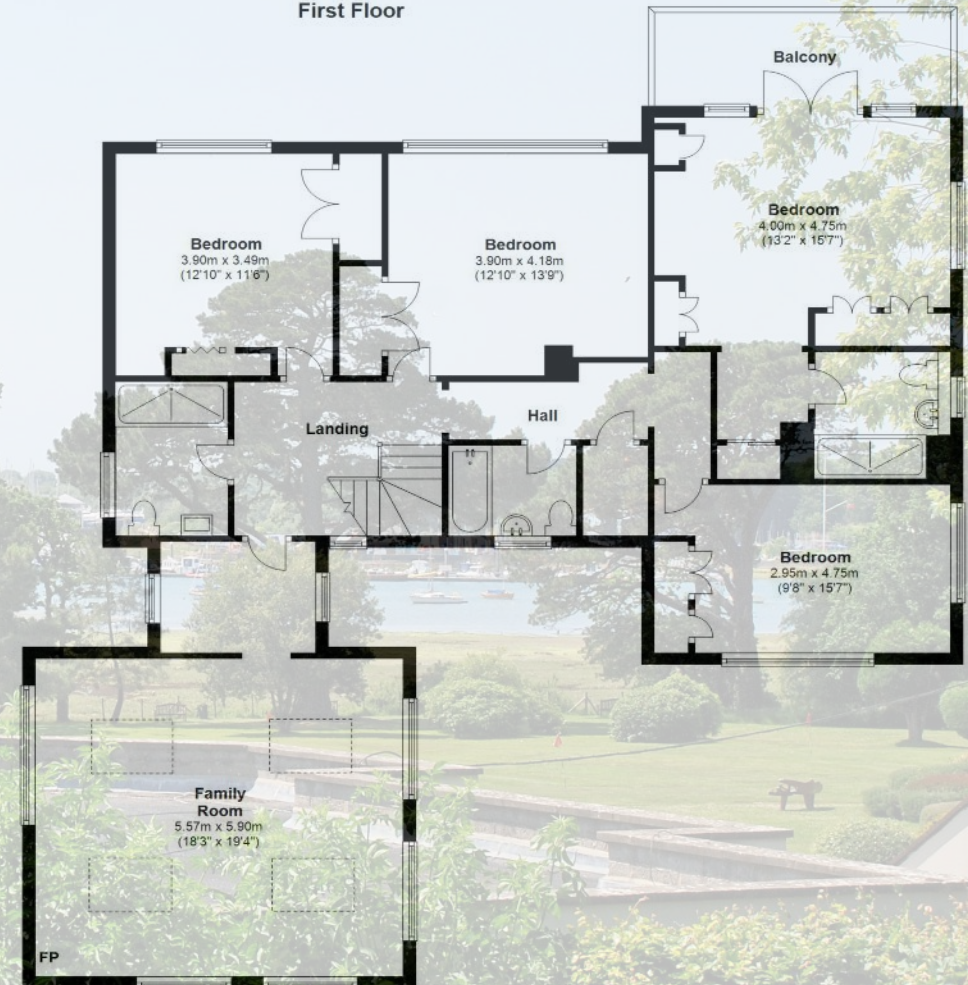
Outbuildings: 66.2 sqm / 712.6 sqft

Total Approx Gross Area: 406.1 sqm / 4371.2 sqft

Ground Floor



First Floor





The owners have enjoyed spacious and flexible living areas, which now includes a stunning new contemporary living/kitchen, four reception rooms and five bedrooms.

The Property

The dining room is a dual aspect room adjacent to the main living room. There is a generous ground floor bedroom suite with underfloor heating throughout, incorporating a walk-in dressing area and en suite shower room with large shower cubicle, vanity unit and WC.

Staircase with brushed steel handrail leads to the generous landing and to the bedrooms. There is a vaulted first floor living room with four electrically operated Velux windows, four further windows and a contemporary curved and glazed log burning stove. The first floor master bedroom suite enjoys outstanding views of the Lymington River and with the adjacent bedroom would lend to reconfiguring to a first floor living room to enjoy the setting. Currently there is a large balcony from the master bedroom, ample fitted storage and a spacious en suite shower room. There are three further double bedrooms served by a family bathroom and separate shower room.

Important Information

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.



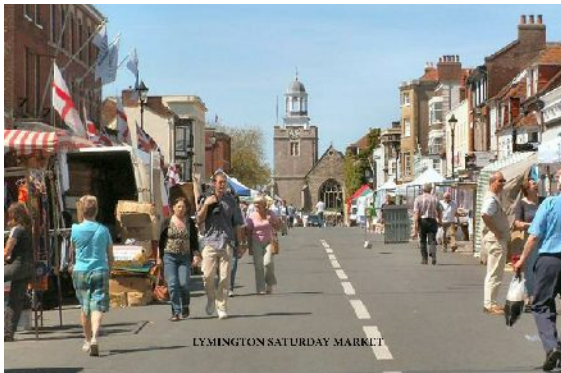
Set in mature grounds of around a half an acre with a new triple garage building, studio and ample parking.

Grounds & Gardens

A sweeping driveway leads to the triple garage building, where there are two open parking bays and a garage with double wooden doors. The gardens surround the house and have been mostly laid to lawn with specimen trees and well-established borders. A feature within the garden is the raised stone south-facing terrace running the length of the house. The boundaries comprise 6ft brick wall, close boarded fencing and mature hedging. There is a stone edged meandering water feature and a large wooden studio/summer house which overlooks the grounds. There is a large green house and two sheds within the grounds.

The Situation

The property is within private grounds and enjoys a peaceful setting, yet offers easy access to Lymington with excellent travel links and outstanding yachting facilities to include two deep water marinas. The Lymington Pier railway station, with a half-hourly link to Lymington Town (two minutes) is around ½ mile and where there is a wide selection of boutique shops and renowned restaurants. The branch line rail service then goes on to Brockenhurst (10 minutes) which offers a mainline service to London Waterloo (approximately 1 hour 40 minutes). The Isle of Wight, via regular ferry service, and the open Forest are also easily accessible. Junction 1 of the M27, is 12 miles to the north. The Walhampton independent preparatory school and a wide selection of alternative schooling are all within easy reach from the property.



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

Directions

From our office in Lymington High Street, turn left. At the bottom of the hill bear left into Gosport Street and continue to the roundabout. Turn right into B3054 (Bridge Road) and cross over Lymington River. Take the first turning on the right onto Undershore Road. Proceed alongside the river, passing The Ferryman on the left. Proceed and pass Elmer's Court Hotel on the right. Turn right into Lisle Court Road. After around ¼ mile turn right and then immediately left into the entrance of the property.

Services

Energy Efficiency Rating: Current 76 Potential 80

Council Tax Band: G

All mains services are connected.

Points of interest

South Baddesley CofE Primary School	1.3 miles
Lymington Quay	1.7 miles
Waitrose Lymington	2.1 miles
Lymington Walhampton (Private School)	2.1 miles
Lymington Hospital	2.8 miles
Priestlands Secondary School	2.8 miles
Lymington Recreation Centre	2.8 miles
Brockenhurst Golf Club	5.5 miles
Brockenhurst Train Station	6.0 miles
Brockenhurst Sixth Form	6.2 miles
The Pig	6.9 miles



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