



Edgerton House

2 Grove Pastures, Lymington, SO41 3RG

SPENCERS
NEW FOREST





This outstanding and versatile residence is presented in immaculate order and to a very high specification offering accommodation of some 4,000 sq ft to include five bedrooms (two en-suites) and positioned in a sought after quiet road to the south of Lymington's High Street.

The Property

The main entrance enjoys pillars to flank the front door and leads to the magnificent dining hallway with stone floors running through the majority of the ground floor and having underfloor heating. The spacious dining area leads through double doors to the triple aspect drawing room with double doors to the garden. A second set of double doors lead from the hall to the kitchen/dining/living room. This is a very large area incorporating a handmade wooden kitchen, with a range style cooker and granite topped island. There is an array of integrated appliances. The kitchen area opens to a dining area with ample room for sofas and additional desks. The whole is flooded with light from the lantern above and double doors lead to the garden. There is a well-appointed cloakroom with cloak hanging space, and a spacious utility room with ample storage and housing the pressurised hot water tank. A courtesy door leads to the double integral garage and another door leads to the garden.

£1,895,000



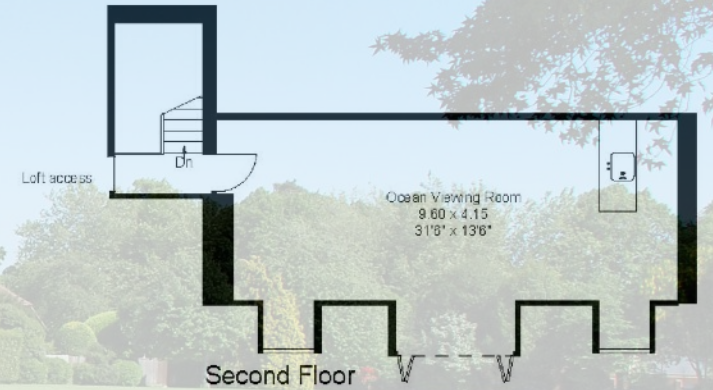
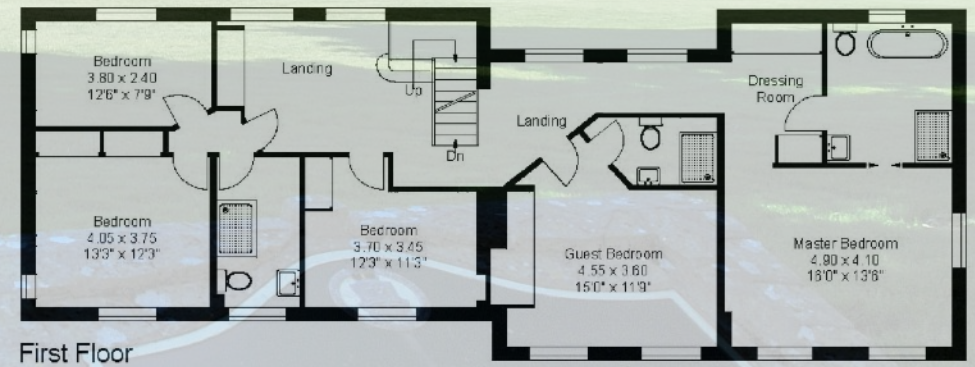
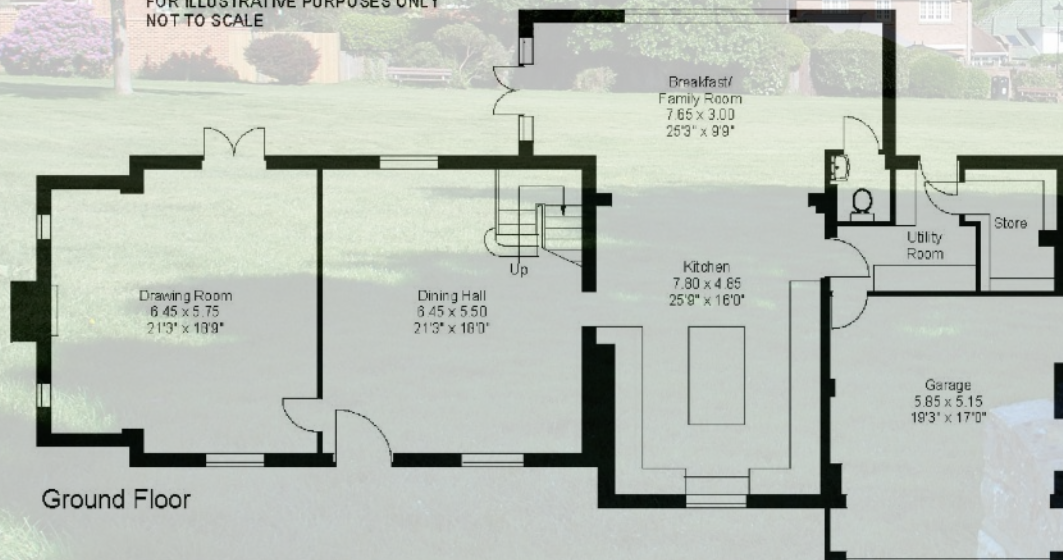
FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 363sq m. or 3931sq ft
(including Garage)

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NOT TO SCALE**



L & P.C.
GROVE GARDENS



There is a splendid view from the top floor reception room towards the Solent and the Isle of Wight, which is in addition to the fine drawing room to the ground floor.

The Property

From the dining hallway, the solid oak staircase leads to the first and second floor accommodation. There is a fine master bedroom suite, with dressing area, ample storage and spacious en suite facilities enjoy a contemporary free-standing bath, separate large walk-in shower cubicle, hand basin on a plinth and low level wc. There is a generous guest suite and three further double bedrooms with a beautifully appointed shower room and two of the rooms have been converted into a self-contained annexe, ideal for a live-in carer, for example. The turning oak staircase then leads up to the magnificent reception room with large glass fronted Juliet balcony having bi-folding doors through which one can enjoy views across the roof tops to the Solent and Isle of Wight beyond.



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.



The property, set in a quarter acre plot, is tucked away at the end of a small close, offering a high degree of privacy and quiet, yet complete convenience with the proximity to the High Street.

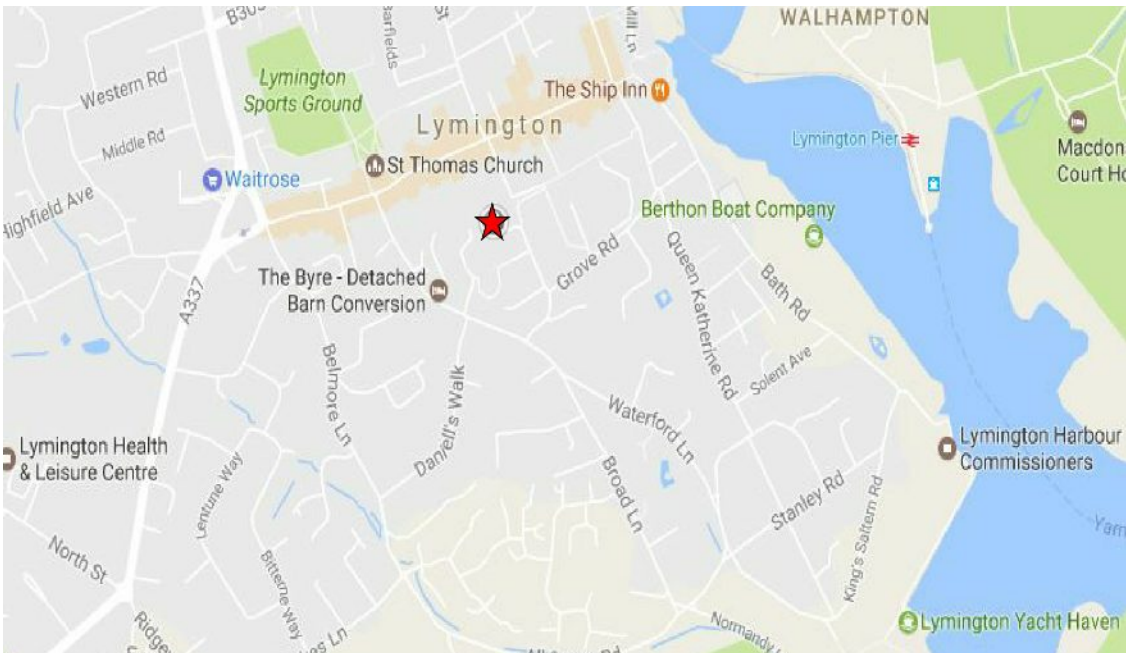
Grounds & Gardens

An immaculate landscaped garden with large terrace, extensive planting and walled to two sides, with a very sunny aspect and enjoying a good degree of privacy and tranquillity for such a central town location. An ample gravel driveway leads to the integral double garage with electric doors. There is a garden store and several raised beds for vegetables.

One can access Lymington's High Street within two minutes, via a walkway leading along the side of Grove Gardens and arriving onto the High Street, opposite the Costa Coffee house.

The Situation

Grove Pastures is situated on the preferred south side of the High Street, moments from the famous Cobbles in Lymington and is a short walk from the High Street, Station, Town Quay and Marinas. Lymington 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 giving access to London. There is a branch line link to Brockenhurst Railway Station (approximately 5.5 miles) which gives direct access (half hourly) to London Waterloo in 90 minutes.



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

Directions

From our office proceed up the High Street and turn left into Church Lane opposite St. Thomas's Church. Take the first turning on the left into Grove Place and then take the second turning on the left into Grove Pastures. The property can be found at the end on the left hand side.

Services

Energy Efficiency Rating: Current 69 Potential 78

Council Tax Band: G

All mains services are connected.

Points of interest

Tesco Metro	0.3 miles
Lymington Quay	0.4 miles
Waitrose Lymington	0.6 miles
Priestlands Secondary School	1.2 miles
Lymington Health & Leisure Centre	1.2 miles
Walhampton (Private School)	1.8 miles
Lymington Hospital	2.0 miles
Brockenhurst Golf Club	4.7 miles
Brockenhurst Train Station	5.1 miles
Brockenhurst Tertiary College	5.3 miles
The Pig	6.0 miles



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