



Salters Green

*KingS Saltern Road, Lymington, Hampshire, SO41 3QD*

SPENCERS  
NEW FOREST





*An elegant home positioned close to the waterside, enjoying far reaching views of the western Solent and the Isle of Wight from the first floor reception room and balcony.*

## The Property

A generous reception hall at ground floor level provides an attractive entrance and gives access to the principal living areas including a dining room with bay window and access through to the kitchen/breakfast room with its range of floor and wall mounted units including cupboard and drawer sections with work surface over, integrated hob and ovens. Off the kitchen area there are doors to an outside terrace providing outdoor space for entertaining. Off the breakfast area there is the living room which is fitted with an attractive range of bookshelves and provides the perfect vantage point to enjoy the views over the rear gardens.

The study with its corner bay could easily be used as a fourth bedroom with an en suite bathroom and dressing room.



**£1,495,000**

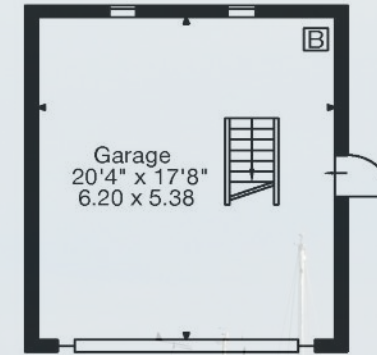


FLOOR PLAN

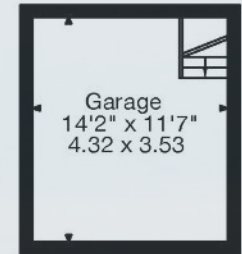
Salters Green,  
Kings Saltern Road,  
Lymington, SO41 3QD  
Approx. Gross Internal Area  
2629 Sq Ft - 244 Sq M



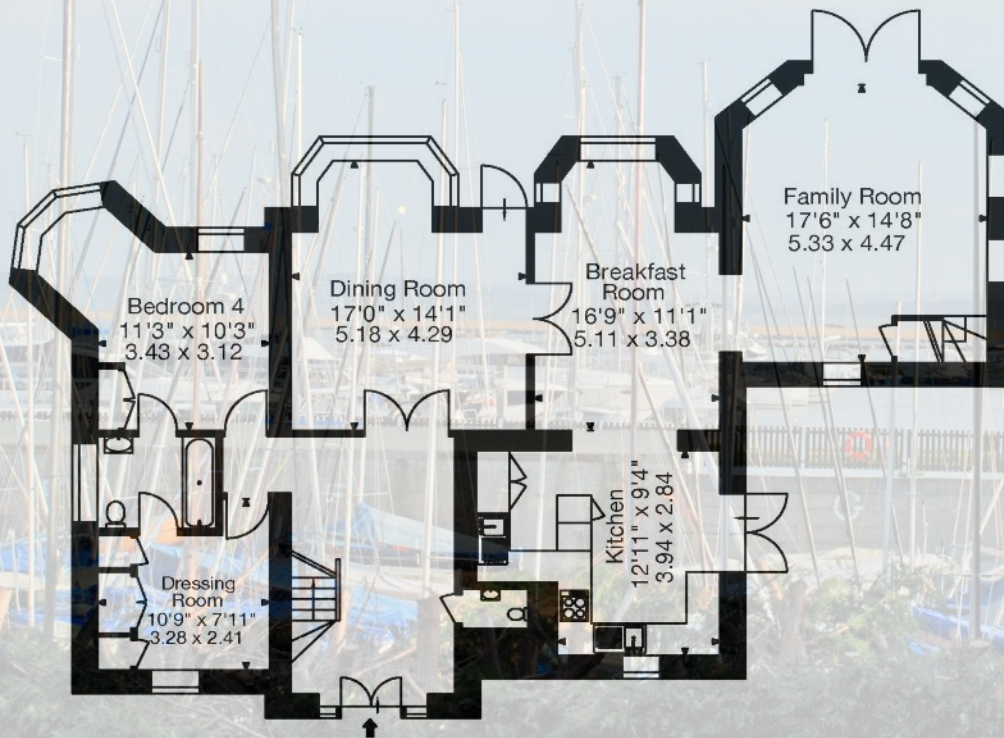
Garage  
Approx. Gross Internal Area  
523 Sq Ft - 48 Sq M



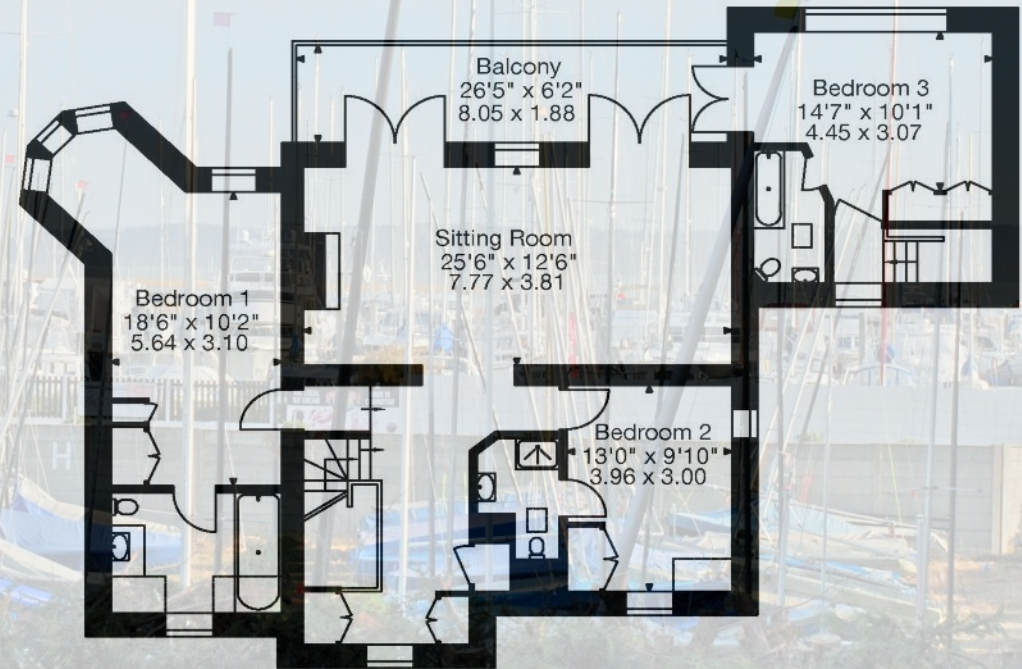
Ground Floor



First Floor



Ground Floor



First Floor



© Capture Property Marketing 2016. Drawn to RICS guidelines.  
All Measurements are approximate and should not be relied on as a statement of fact.  
Plan is for illustration purposes only. Not drawn to scale.



*The property has four bedroom suites, three reception rooms and is set in the highly sought after Kings Saltern Road, being moments from the marinas, coastal path and within walking distance of the famous Georgian High Street.*

## The Property

At first floor level there is a principal sitting room with large central fireplace, a well proportioned room with two sets of doors opening out onto a balcony from which there is the perfect vantage point to enjoy views out towards The Solent. There are three bedrooms on the first floor, all of which come with en suite facilities.

## 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 within a secluded south facing plot with a detached double garage and ample parking.*

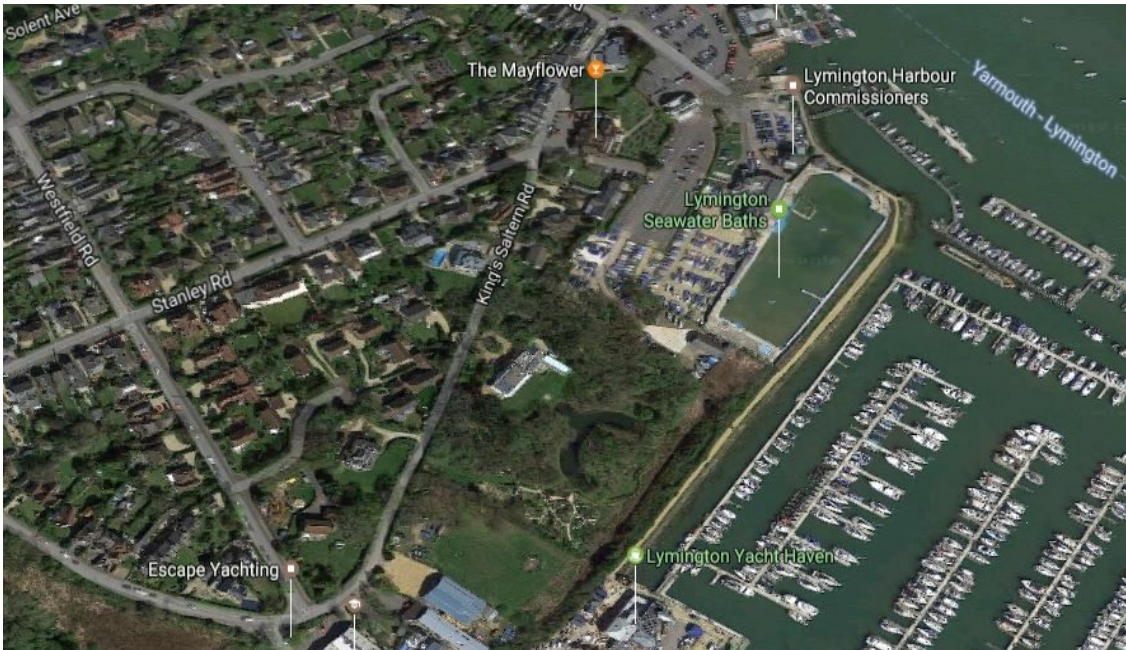
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## Grounds & Gardens

The property is approached via a gated entrance opening out onto a large expanse of drive providing parking for numerous vehicles and access to the double garage. The principal gardens lie towards the rear of the property providing the perfect space for outdoor entertaining. The boundaries are clearly defined by mature hedges and to the side is the principal terrace area providing plenty of space for entertaining.

## The Situation

Salters Green is set in one of the most desirable lanes to the south of the High Street, being within moments of the Marinas, Sailing Clubs and renowned restaurants. The Georgian market town of Lymington offers a wide range of cosmopolitan shopping and a picturesque harbour with cobbled streets to the town quay. Close-by is the outstanding natural beauty of the New Forest National Park offering extensive walking and riding opportunities. 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 a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.



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

## Directions

From Lymington High Street, turn left into Church Lane. Proceed to the end of Broad Lane and take a turning left into All Saints Road. Stay on this road, named Stanley Road and take a right turn into Westfield Road. At the end of this road turn left into King's Saltern Road. The property can be found on your right, after approximately 200 metres.

## Services

Energy Performance Rating: Current 52 Potential 80

Council Tax Band: H

Mains electricity, gas, water and drainage. Gas-fired heating

## Points of interest

Lymington Quay	500 yards
Walhampton (Private School)	1.0 miles
Waitrose Lymington	1.0 miles
Lymington Hospital	1.6 miles
Priestlands Secondary School	1.6 miles
Lymington Recreation Centre	1.7 miles
South Baddesley Primary School	1.8 miles
Brockenhurst Golf Club	4.5 miles
Brockenhurst Train Station	4.9 miles
Brockenhurst Sixth Form College	5.1 miles
The Pig Restaurant	5.8 miles



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

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