



Long Bars *Monument Lane, Lymington, Hampshire*

SPENCERS
NEW FOREST





LONG BARS

MONUMENT LANE • LYMINGTON • HAMPSHIRE

LARGE, SPACIOUS FAMILY HOME IN A PRIVATE LOCATION WITH STUNNING VIEWS ACROSS LYMINGTON RIVER AND THE SOLENT TO THE ISLE OF WIGHT. OVERALL LONG BARS IS A LOVELY, SPACIOUS, LIGHT-FILLED FAMILY HOME, ORIENTATED TO MAKE THE MOST OF ITS SOUTH-FACING ASPECT AND STUNNING VIEWS. IT OFFERS PLENTY OF FLEXIBLE ACCOMMODATION TO SUIT A VARIETY OF LIFESTYLES.

Reception Hall • Drawing Room • Dining Room • Study

Kitchen/Breakfast/Family Room • Utility • Cloakrooms • Cellar

Master Bedroom Suite with Dressing Room and En Suite • Four Bedrooms each with En Suite

Games Room Complex comprising

Games Room • Hall • Kitchen • Cloakroom • Boiler Room • Store

Three Bay Garage • Workshop • Cloakroom • Greenhouses

Extensive Mature Gardens

£2,575,000



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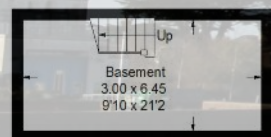
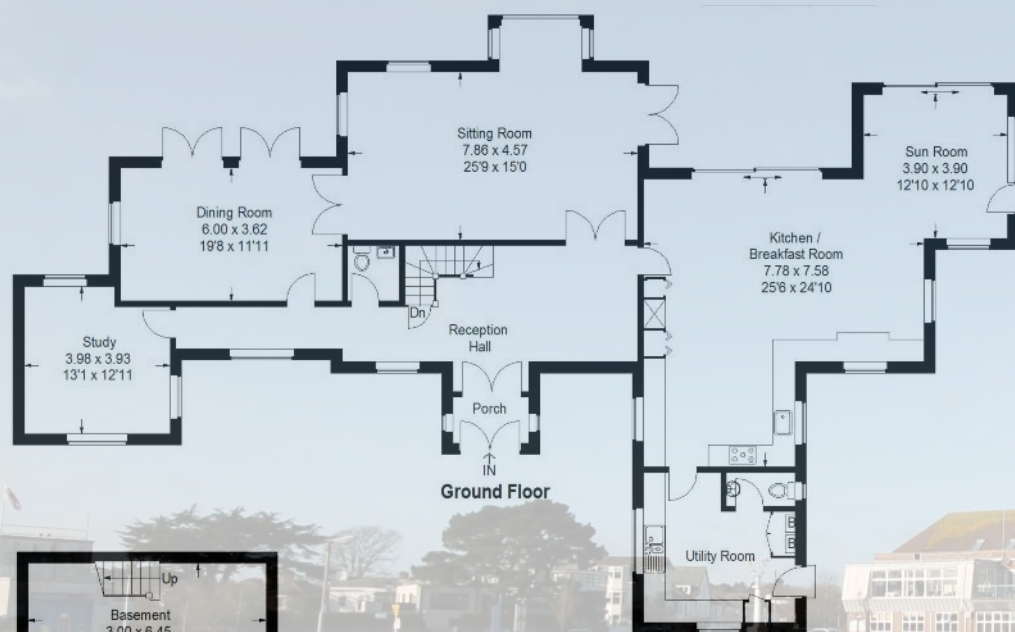


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FLOOR PLAN



Basement

Illustration for identification purposes only, measurements are approximate, not to scale.
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Longbars

Approximate Gross Internal Area
351 sq m / 3778 sq ft
Basement = 19.4 sq m / 209 sq ft
Total = 370.4 sq m / 3987 sq ft



Recreation Suite
Approx Gross Internal Area: 160.3 sqm / 1725.4 sqft

Garage & Workshop
Approx Gross Internal Area: 72.2 sqm / 777.2 sqft



The Property

Long Bars is a large, spacious house built in 2000 and set in a delightful location that is peaceful and private and slightly elevated so that it enjoys stunning, protected views over Lymington River and the Solent to the Isle of Wight. A significant feature of the property is that it has been cleverly designed so that almost every room in the house faces south and most rooms have a view of the River and the Solent.

A substantial gabled entrance porch with double doors opens onto a reception hall with turning staircase. Well-portioned, high-ceilinged reception rooms include the drawing room with large square bay of full height windows that make a feature of the view across the river and marinas. Double doors open the room up to the formal dining room, and both rooms have French windows onto the south-facing terrace which runs the length of the house - altogether creating a wonderful space for entertaining.

In the east 'wing' a triple-aspect study includes built-in cupboards and shelving and a desk under a window with view across the gardens to the river. In the west 'wing' there is a large kitchen/breakfast/family room with Paula Rosa farmhouse-style kitchen units with granite worktop, space for dual fuel range cooker, American style double-fronted fridge freezer, French oak floor and French windows onto the terrace. In addition, there is a useful utility, two cloakrooms and wine cellar.

Upstairs accommodation benefits from solid beam and block construction. Altogether there are five double bedrooms all with en suites. These include two twin bedrooms under sloping eaves in the east 'wing', two guest bedroom suites large enough to accommodate king size beds in the west 'wing', and an impressive master bedroom suite with dressing room, en suite, extensive wardrobes and dressing table. The room's most striking feature is a large square bay of full height windows that maximise the spectacular view. In addition, there is a spacious landing with walk-in airing cupboard, plus access to a fully-boarded, full height attic.

Across the part-walled courtyard garden is a separate games room complex currently used for entertaining. The games room is a very generously proportioned space and features a high ceiling with sloping timber clad eaves, a wall of bespoke low storage comprising display cabinets, cupboards and seating, and glazed doors onto the terrace. There is also a good-sized entrance hall, new kitchen with high gloss units in grey, space for dual fuel range cooker and fridge, cloakroom, boiler room and store room. It is worth noting that the games room complex was originally a swimming pool which could be reinstated if wished. Alternatively, it could be used as a gym, studio or home office.





Long Bars is approached via electric gates opening onto a block-paved driveway that curves round to a generous parking area and triple bay garaging with workshop and cloakroom.

Grounds & Gardens

The gardens surround the house and have been mostly laid to lawn with specimen trees and well-established borders. A feature is the wide, flagstone, south-facing terrace running the length of the house and overlooking sloping lawns with specimen trees, including a twisted willow, and formal mature herbaceous border with azaleas and bays - all designed to frame and not detract from the view.

There is also an informal 'secret garden', fruit cage with blueberries, raspberries and strawberries, and a further lawned area, with espaliered apple, cherry, pear, and plum trees. A path through a woodland garden leads to a gate with access to Undershore Road, opposite Lymington Pier station and the Isle of Wight ferry.









The Situation

Long Bars sits within private grounds in a slightly elevated position within easy walking distance of Lymington Pier railway station which provides a half-hourly link to Lymington Town (two minutes) for an excellent selection of shops and restaurants and facilities. Next stop is Brockenhurst (10 minutes) which offers a mainline service to London

Waterloo (approximately 1 hour 45 minutes). The Isle of Wight and open Forest are easily accessible, and Junction 1, M27, is 12 miles to the north. Walhampton independent prep school is within walking distance. So, too, is Walhampton Golf Course, Walhampton Arms and The Ferryman inn.

Directions

From our office in Lymington High Street, turn left. At the bottom of the hill turn left again into Gosport Street. Continue for a short distance; at the roundabout turn right into B3054 (Bridge Road) and cross Lymington River.

Turn right onto Undershore Road, follow this road alongside the river, past The Ferryman on the left and Lymington Pier on right. As the road bends to the left, turn left into Monument Lane. Long Bars will be found just along on the left.





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

Services

Council Tax Band: Band H

Mains gas, electric and water. Private drainage.

Energy Performance Rating: Current: 74 Potential: 79

Postcode

SO41 5SE

Viewing

By prior appointment only with Spencers

Points Of Interest

Walhampton (Private School)	0.25 miles
Lymington Quay	0.8 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

Important Notice

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.



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

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