



Pitlundie *Monument Lane, Lymington, Hampshire*

SPENCERS
NEW FOREST





PITLUNDIE

MONUMENT LANE • LYMINGTON • HAMPSHIRE

NEW CONTEMPORARY FAMILY HOME WITH HIGH SPECIFICATION FINISH AND IMPRESSIVE ACCOMMODATION SET IN A SLIGHTLY ELEVATED, YET PRIVATE POSITION, ENJOYING STUNNING VIEWS ACROSS LYMINGTON RIVER AND THE SOLENT TO THE ISLE OF WIGHT.

OVERALL, PITLUNDIE IS A LIGHT-FILLED, SPACIOUS, WELL-DESIGNED AND LUXURIOUS FAMILY HOME THAT HAS BEEN SUPERBLY FINISHED AND WOULD BE PERFECTLY SUITED TO A VARIETY OF LIFESTYLE NEEDS.

Reception Hall • Drawing Room • Kitchen/Breakfast/Dining Room

Pantry • Utility • Study

Three Ground Floor Bedrooms • Shower Room • Family Bathroom

Master Bedroom Suite with Dressing Room, En Suite Bathroom and Balcony

Double Garage • Boat Shed • Store

Attractive Mature Gardens

£1,695,000



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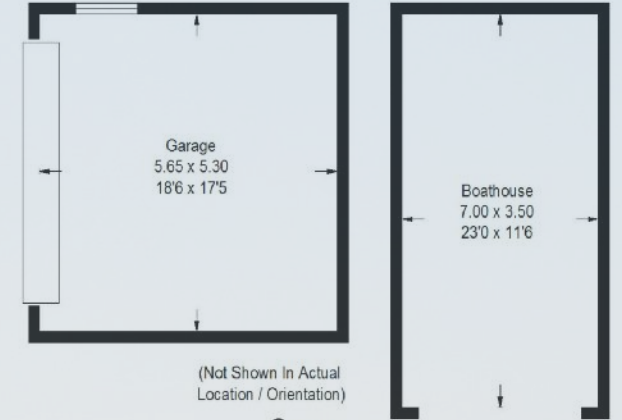
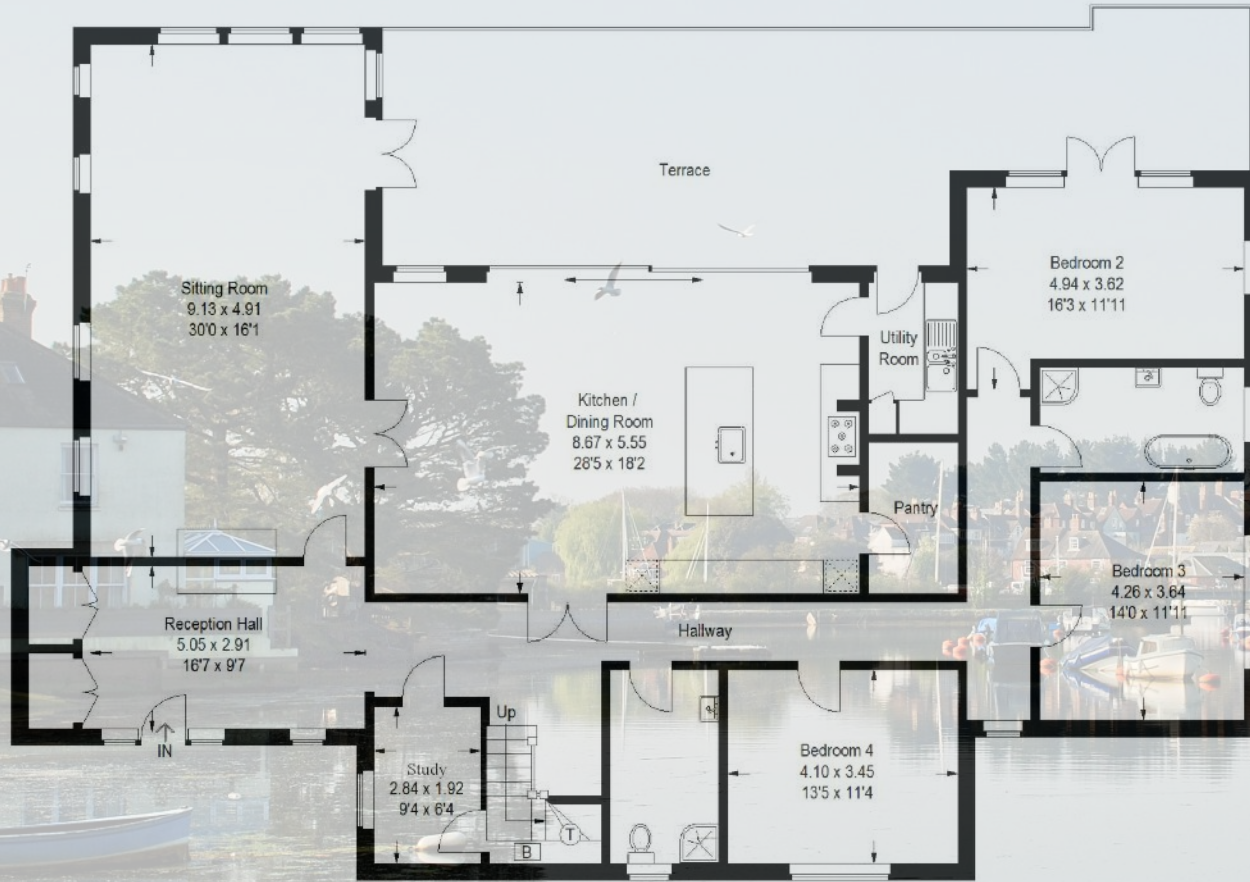


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FLOOR PLAN

Pitlundie

Approximate Gross Internal Area = 267.1 sq m / 2875 sq ft
 Garage / Boathouse = 54.4 sq m / 585 sq ft
 Total = 321.5 sq m / 3460 sq ft



= Reduced headroom below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2017 (ID 327605)



The Property

Pitlundie is exquisite being a new, well-designed and beautifully presented home built by the quality, bespoke building firm Dunford Construction, who are known for their attention to detail. This delightful house would be perfect as a family home, for a couple downsizing or as a holiday home. A particular feature of Pitlundie is its private and peaceful location with stunning views across Lymington River, Lymington marinas and the Solent to the Isle of Wight. The house has been thoughtfully designed to ensure the principal rooms face south and maximise these views.

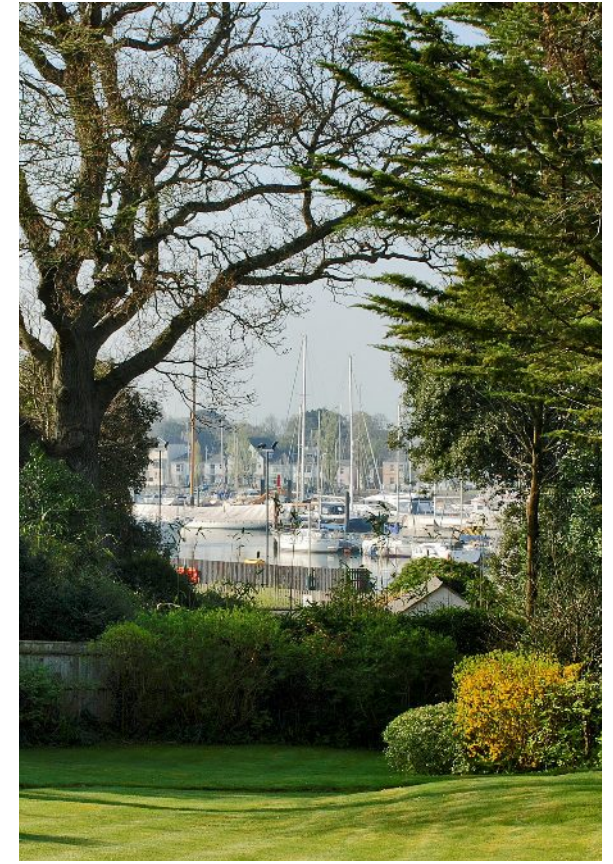
The house is an attractive, individual property combining 21st century lifestyle expectations with traditional character – such as the rustic barn-style plank cladding to the ground floor and feather edge weatherboarding to the first floor. A canopied entrance with oak beams opens onto a spacious reception hallway with Clearview woodburning stove, deep built-in cupboards, Mandarin stone flooring and underfloor heating. The large, impressive 30ft triple aspect drawing room features another Clearview woodburning stove, high ceiling with exposed rafters, and doors onto the south-facing terrace, while a large window at the end of the room frames the spectacular view across the lawns to the river.

The spacious, open plan kitchen/dining room is at the heart of the house and includes stone flooring and stylish grey contemporary kitchen from Hardleys topped with Landford Stone quartz worktop. Integrated appliances

include induction hob, double oven, dishwasher, fridge and discreet extractor fan. The large island unit incorporates a sink and hidden lift-up power sockets and is lit by a trio of drop lights. The room is accessed by double doors from both the hallway and the drawing room, while oversized glazed doors pull back, opening up the kitchen/dining space to the terrace, creating a fabulous living/entertaining space. To the rear of the kitchen is a walk-in pantry and useful utility room.

Further accommodation downstairs includes a study, three double bedrooms (all with views onto surrounding gardens), shower room and family bathroom. The bedrooms could easily be re-designated as required to suit the owner's lifestyle. For example, one bedroom has French windows onto the terrace and could be used as an additional reception room, such as a games room or snug. The bathroom and shower room are both beautifully presented with low profile curved shower trays and hand-held and rain showerheads. In addition the bathroom features a deep indulgent tub.

A turning staircase leads to the first floor master bedroom suite with dressing area and luxury bathroom including freestanding tub, low-profile shower, opulent textured patterned wall tiles and timber effect floor tiles. A particular attraction of the master bedroom is the wide south-facing balcony, accessed through French windows, featuring practical all weather Dura Deck with glass and chrome balustrading.





Secure gated access, boat shed, double garage and views over Lymington River where possibly boat owners could have their own mooring.

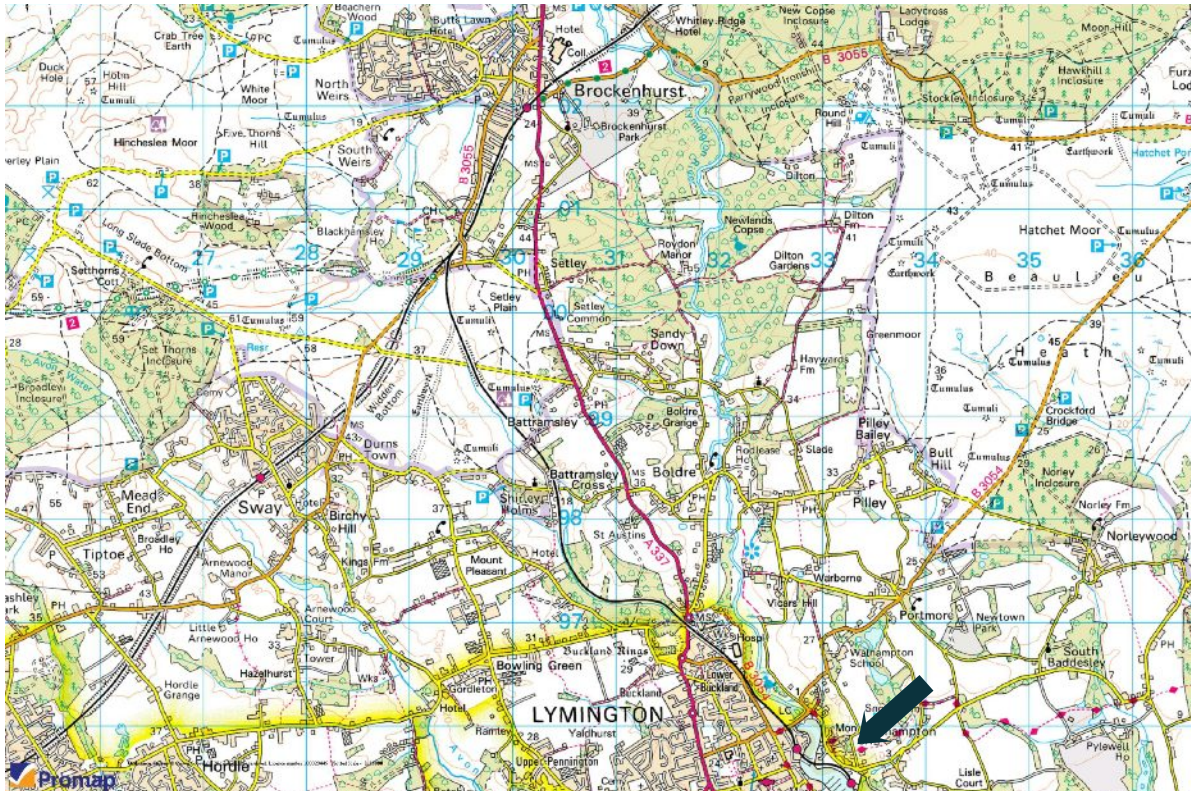
Grounds & Gardens

Pitlundie is approached via electric gated access opening onto a long gravelled drive which runs down past a boat shed and storage shed to an extensive parking area and double garage.

Secluded gardens surround the property and include sunny, sloping, south-facing lawns, established borders, mature shrubs and specimen trees. A highlight of the property is the sunny terrace with steps down to the lawn, galvanised storm lantern lights, balustrade of chrome and ships' wire rigging, and a river view which could allow boat owners to see their mooring from the property.







The Situation

Pitlundie 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, restaurants and facilities. Next stop is Brockenhurst (10 minutes) which

offers a mainline service to London Waterloo. 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 inn on the left and Lymington Pier on the right. As the road bends left, turn left into Monument Lane. Pitlundie 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 tbc

Mains gas, electric and water. Private drainage.

Energy Performance Rating: Current: 84 Potential: 88

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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