

River Walk, Lymington





Located in the prestigious
Lymington Shores development,
this contemporary villa has views
across the upper reaches of the
Lymington River.

3 River Walk, Lymington, Hampshire

Constructed in 2018 to a high specification, this gated development property provides naturally well-lit, luxurious accommodation across three floors and boasts a delightful rooftop sun terrace with panoramic views across the Solent to the Isle of Wight. The villa offers the perfect balance of stylish living and low-maintenance outdoor spaces, including a private riverside garden, an integral garage, and off-street parking.

Upon entering the property through a covered entrance porch, you're greeted by a spacious reception hall with stairs leading to the first floor. The ground floor also features a utility room and a convenient adjacent WC. Double doors open into a magnificent open-plan kitchen and reception room, with a high-specification kitchen equipped with Siemens integrated appliances and an island unit. This living space flows seamlessly into defined dining and sitting areas, with bi-folding doors leading out onto the decked riverside garden, perfect for entertaining or relaxing by the water.

The first-floor accommodation consists of three double bedrooms, each with its own private en-suite bath or shower room. The principal suite includes the added luxury of a walk-in wardrobe and a private balcony, offering tranquil views over the river. The second floor houses a versatile sunroom with bi-folding doors that open onto the stunning rooftop terrace. This exceptional space provides the perfect spot to take in the panoramic views across the Lymington River and beyond to the Solent and Isle of Wight.



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Location

Lymington has a vibrant high street with a range of restaurants, cafes and independent shops. Also within easy reach are the town's renowned sailing facilities including several sailing clubs and marinas. Lymington is well connected to the capital with trains to London Waterloo taking less than two hours via Brockenhurst. The New Forest National Park surrounds the town offering countless walks and cycle rides across beautiful and unspoilt countryside.

Tenure: available freehold

Local Authority: New Forest District Council

Council Tax band: H

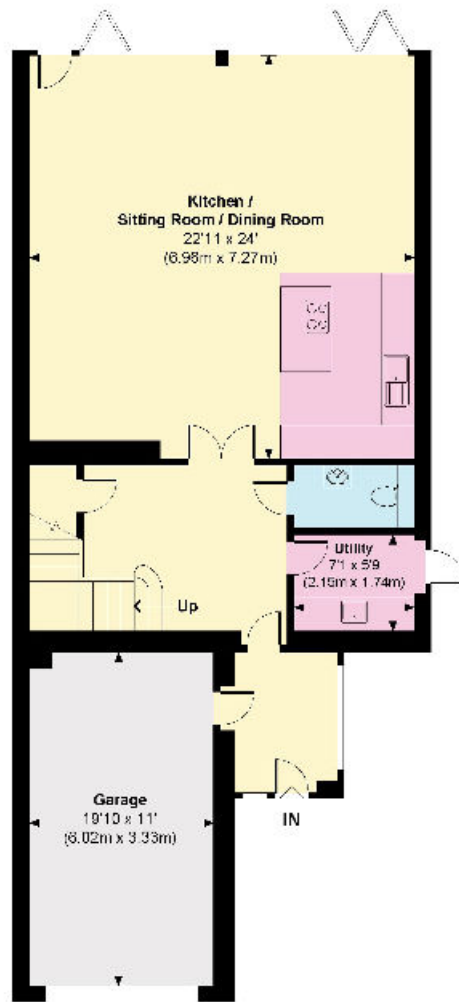
Guide price: £1,450,000



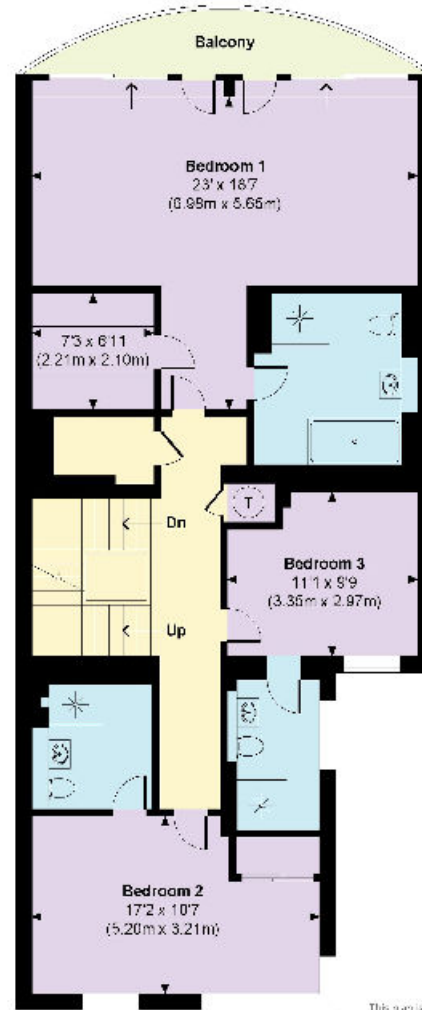


River Walk

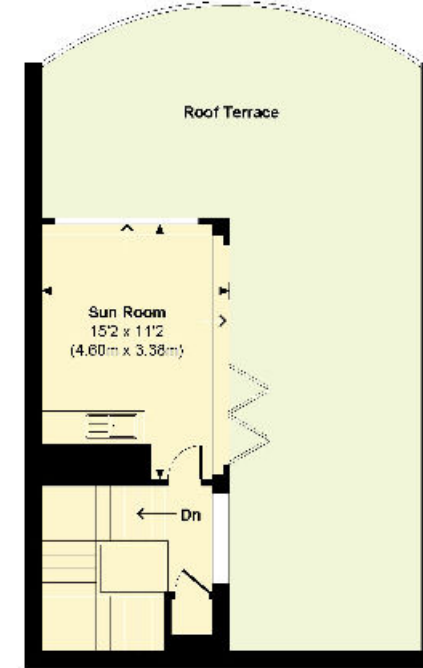
Approximate Gross Internal Area
 Main House = 2259 Sq Ft / 209.89 Sq M
 Garage = 216 Sq Ft / 20.05 Sq M
 Total = 2475 Sq Ft / 229.94 Sq M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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This plan is for illustrative purposes only and is not to scale. If available, the Gross Internal Area (GIA) will include a porch, garden and/or car port and the size and placement of fixtures and fittings will be included in a separate schedule. Measurements are given to the best of our knowledge and responsibility. It does not constitute an offer of any financial product or service.

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