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Little Brook Lymore Lane, Keyhaven, SO41 0TS

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Asking Price £950,000

Situated on the very tranquil Lymore lane, this beautiful four bedroom family home was extended and renovated in 2020.

The property is now 166 square meters of well designed home to suit modern family living with an open plan kitchen diner with quintuple bifold doors, an inviting hallway, a utility room, lounge and decking overlooking the mature, landscaped and rear garden with vegetable beds, greenhouse, summer house, two patio areas and driveway parking for multiple cars.

You enter into a 13 SqM hallway with built in under stairs storage cupboards, the "Cornish Oak" Amtico flooring in herringbone pattern effortlessly leads the eye down the hallway, through the barn door into the kitchen diner and all the way to the quadruple bi fold doors and garden at the other end of the property.

The kitchen is said to be the heart of the home and this is certainly true for this property, providing access to the lounge, utility room, family bathroom, garden and even contains a snug/ study area lit by a roof light which is ideal for ensuring the kids complete their homework or present when watching TV.

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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

114.05 m²
1227.62 ft²

Balconies and terraces

13.96 m²
150.26 ft²


Reduced headroom

1.81 m²
19.48 ft²



Ground Floor Building 2

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

Kitchen

With a central kitchen island with induction hob with downdraft extractor fan, Quooker tap, space for an American style fridge freezer, NEFF slide and hide oven and microwave oven, space for an eight seater dining table, and the snug.

Access to the lounge, utility room, bathroom, garden

Utility room

Tiled floor, Belfast sink, space for a washing machine and separate tumble dryer with counter top over the top. A Worcester boiler and double glazed anthracite door to the garden.

Family bathroom

Tastefully decorated with light grey wall and floor tiles, brushed brass coloured towel rail, wall mounted taps over the free standing bath, and counter top sink, further brushed brass mixer tap, shower head and shower wand finish the separate shower cubicle beautifully.

Lounge

As you enter the lounge you once again have a line of sight straight through the room and out of the double glazed door which leads to the full width raised deck overlooking the rear garden.

The lounge itself is in excess of 20 SqM and has twin aspect double glazed windows, and two walls clad with decorative panelling and continuation of the same Amtico flooring

Bedroom 1

Bedroom 1 occupies the entire first floor and measures at just under 20 SqM, with a further 4.5 SqM of ensuite bathroom.

A triple double glazed window to the front elevation is

arguably the best view from the property out into the leafy neighbourhood which gently slopes away from you.

There is eaves storage on three sides of the bedroom, alcove space for an arm chair and additional space for a table and chair set/ make up table or work from home space.

Ensuite

A range of corner vanity units with counter mounted sink, dual flush toilet, chrome towel rail and bath with shower.

Bedroom 2

Enjoying a view to the front of the property and the rear garden this bedroom has twin aspect double glazed windows and ceiling mounted spotlights. Heating is provided by means of a ceiling mounted Herschel infrared panel with its own thermostat.

Bedroom 3

A double glazed windows provides a view to the front of the property, the room has ceiling mounted spotlights. Heating is provided by means of a ceiling mounted Herschel infrared panel with its own thermostat.

Bedroom 4

A double glazed window to side aspect and ceiling mounted spotlights. Heating is provided by means of a ceiling mounted Herschel infrared panel with its own thermostat.

Heating

Heating throughout is provided by Herschel infrared panels mounted on the ceilings with its own independent thermostat and remainder of a 10 year warranty.

Summer House

Internally plastered, constructed in blockwork and externally timber clad with a pitched tiled roof and mains power this summer house is a hugely versatile 9.8 SqM of space for simply storing garden furniture, relaxing in or even as a home office.

Undercroft storage

A very handy and extensive storage space that extends underneath the property, with an estimated head height of around 1M

Local Area

Milford on Sea is a thriving coastal village with a comprehensive range of shops, restaurants, pubs and wine bar, focussing around the village green which in turn creates a real sense of community with many events being held there each year.

Keyhaven yacht club is just 1.1mi away and 1.5mi to The Needles Eye café on the seafront or 1.6mi to the Lighthouse which is the start of Hirst Spit which leads to the historic Hurst castle.

The towns of Lymington and New Milton are both approximately 3 miles away.

Railway Stations at New Milton and Brockenhurst provide a fast service to London Waterloo, with the larger shopping centres (and airports) of Bournemouth and Southampton under 25mi away and both easily accessible via train or road.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







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