Lymington Shores

THE WYE

REDROW
A BETTER WAY TO LIVE

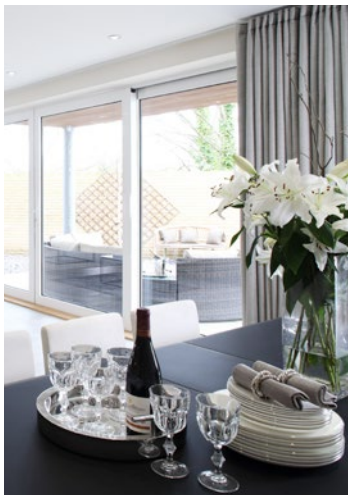
LOCATION

LYMINGTON SHORES

SITUATED RIGHT ON THE WATER'S EDGE, THE VILLAS AT LYMINGTON SHORES BOASTS BREATHTAKING VIEWS OF THE LYMINGTON RIVER.

From the terraces of this unique and prestigious property you can look out towards the tranquil twin harbours and across the Solent to the Isle of Wight beyond.

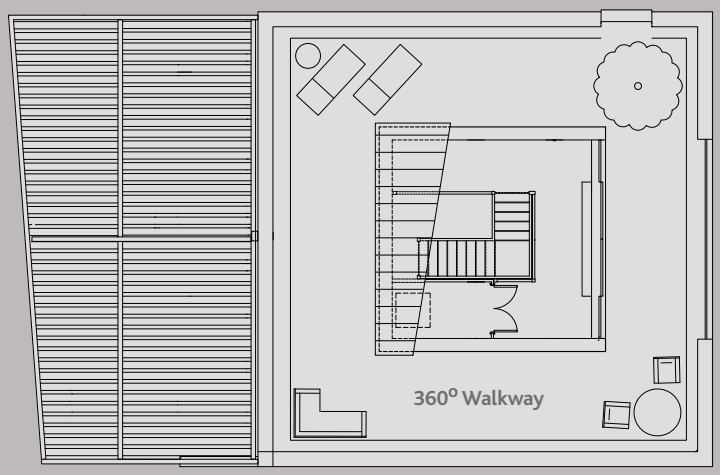
A bustling market town with a wide range of shops and amenities, today's Lymington has maintained much of its historical charm. Take a stroll around the centre's cobbled streets and you'll discover many fine examples of Victorian and Georgian architecture. While just beyond the town lies the stunningly beautiful New Forest National Park.



FLOORPLAN

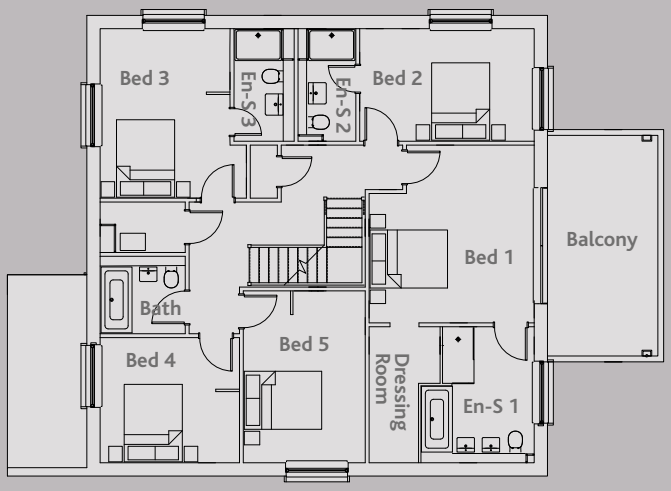
THE WYE

ROOF TOP TERRACE



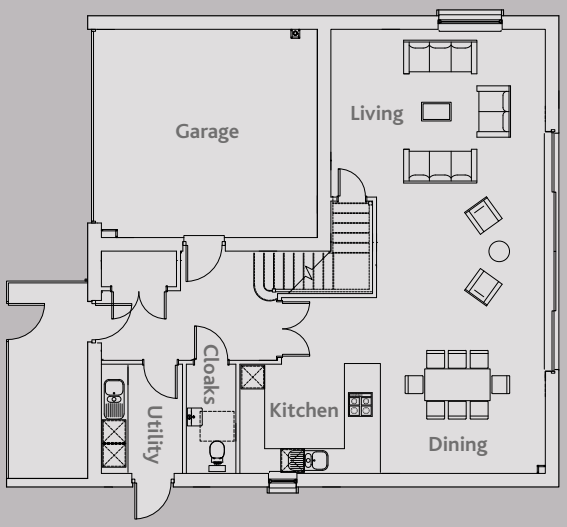
FIRST FLOOR

Bedroom 1	4.21m x 4.54m	13' 10" x 14' 11"
En-suite 1	2.89m x 3.46m	9' 6" x 11' 4"
Bedroom 2	4.46m x 2.86m	14' 7" x 9' 4"
En-suite 2	1.44m x 2.85m	4' 9" x 9' 4"
Bedroom 3	2.71m x 4.33m	8' 11" x 14' 2"
En-suite 3	1.50m x 2.85m	4' 11" x 9' 4"
Bedroom 4	2.95m x 3.18m	9' 8" x 10' 5"
Bedroom 5	3.10m x 3.79m	10' 2" x 12' 5"
Bathroom	2.15m x 1.95m	7' 0" x 6' 5"



GROUND FLOOR

Living/ Dining/Kitchen	7.66m x 11.16m	25' 2" x 36' 8"
Cloaks	1.20m x 2.71m	3' 11" x 8' 11"
Utility	2.00m x 2.71m	6' 7" x 8' 11"
Garage	5.50m x 5.26m	18' 1" x 17' 3"



Customers should note this illustration is an example of The Wye Villa. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

THE WYE

SPECIFICATION

CHOOSE THE WYE AT LYMINGTON SHORE AS YOUR NEW ADDRESS AND INSIDE AND OUT, YOU'LL FIND THAT THIS FULLY FINISHED PROPERTY HAS BEEN BUILT AND EQUIPPED TO THE MOST EXCEPTIONAL STANDARDS.

From designer kitchens to luxury bathrooms all finished with the finest quality fittings and fixings, your stunning new villa home is ready and waiting for you to move in to and really make your own.

Flat matt white ceilings with walls finished in Dulux Cream emulsion.

PIR-activated internal lighting, brushed steel effect sockets and switches, smoke ventilation plus burglar alarm and video door entry system for added security. Modern, warming Concept 1200 electric wall mounted fire.

Beautiful American Oak veneered internal doors dress with polished brass furniture surrounded by V-groove architraves and matching skirting boards. Contemporary stainless steel and toughed glass handrails fitted to staircases.

Fully fitted Nolte designer kitchen from the Alpha Lack range in magnolia gloss with Crema Minerva Silestone worktop and stands plus LED cabinet underlighting, Miele appliances including an integrated coffee machine and wine cooler with Blanco sink and Qooker water boiling tap.

Utility room featuring Blanco Supra 400U undercounter sink with stylish monoblock chrome mixer tap. Fitted units by Nolte from the Alpha Lack range in Magnolia Gloss with Crema Minerva silestone worktop.

Porcelanosa ceramic tiles Oxford Acero in all kitchen, bathroom, utility, porch and cloakroom floors. Lucino Caliza for cloakroom walls.

Bedroom 1 dressing room has Goodings wardrobes Carpet is Sensation Light Taupe carpet. En-suite wall tiles Porcelanosa in Lucino Caliza. En-suite flooring Porcelanosa in Rodano Caliza.

Bedroom 2 dressing room has Hammonds fitted sliding wardrobe in Vigo Light.

En-suite wall tiles Porcelanosa in Malagasy Blanco. En-suite flooring Porcelanosa in Madagascar Blanco.

Bedroom 3 has Hammonds fitted sliding wardrobe in Vigo Light with silver mirror.

Bedroom 4 has Hammonds fitted sliding wardrobe in Vigo Dark with bronze mirror.
Carpet is Sensation Light Taupe in all bedrooms, halls and stairs.

Sophisticated Villeroy & Boch sanitaryware and shaver points in all bathrooms and en-suites, heated mirror above basins and Delonghi 'Elegance' chrome towel warmer.

Fabulous Aqualisa shower with low profile tray and shower screened enclosure plus underfloor heating.

Modern, architectural, white rendered exterior featuring decorative boarding, brick plinth detailing and aluminium powder coated fascias and soffits.

Chic mirror-polished stainless steel and glazing screened balcony with timber decking plus high quality aluminium windows, external and patio or bi-fold doors.

Door bell with smart chrome effect push, wall mounted metal postbox plus chrome plaque featuring house name and number.

External lighting and private, tastefully landscaped, boundary-fenced gardens, plus private driveway and ample parking all easily accessed via secure electronic gates.

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Lymington Shores
Lymington-Bridge Road
Lymington
Hampshire SO41 9BZ

+44 (0)1590 718043
lymingtonshores@redrow.co.uk
redrow.co.uk/lymington

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