



# MONMOUTH HOUSE

Lymington, Hampshire





# A BEAUTIFUL GRADE II\* LISTED GEORGIAN HOUSE IN CENTRAL LYMINGTON WITH OFF-STREET PARKING AND A CHARMING WALLED GARDEN

## Summary of accommodation

### Main House

**Ground Floor:** Drawing room | Cinema room | Dining room | Library | Games room | Study | Kitchen/family room | Utility room | Two cloakrooms and a shower room

**First Floor:** Principal bedroom with dressing room and adjoining bathroom | Four further bedrooms, three of which have adjoining bathrooms

**Second Floor:** Four bedrooms, two of which have adjoining bathrooms

### Coach House

Kitchen/sitting room | Bedroom with adjoining shower room

### Outbuildings

Tandem length garage with cloak/shower room

**Distances:** Lymington Town Centre, Brockenhurst 4.8 miles (London Waterloo from 1 hour 35 minutes)  
(All distances and times are approximate)





## MONMOUTH HOUSE

Monmouth House is a stunning Grade II\* listed house which has been renovated to a high standard throughout. There are grand reception rooms in the of the oldest part of the house, comprising a dining room, drawing room, cinema room and library. A modern kitchen extension has been added to the side of the house creating a wonderful family kitchen and living room and a useful utility room. There are bi-fold doors opening onto the charming walled garden which has an excellent sense of privacy despite being in the heart of Lymington.

On the first floor there is a superb principal bedroom suite with a luxurious bathroom and dressing room. There are four further bedrooms on this floor, all with excellent proportions, three of which have adjoining bathrooms. The second floor has a further four bedrooms, two of which have adjoining bathrooms.

The house has high ceilings throughout and is flooded with natural light, the marriage of modern additions to the house with the historic building make this a unique property.



## SITUATION

Monmouth House is superbly located in central Lymington. Close to Lymington River, nearby New Forest countryside and the busy High Street that offers a Saturday market and a range of independent shops, bars and restaurants. Ideally located for sailors, Lymington has an excellent range of sailing clubs, moorings and marinas all of which provide unrivalled access to the Solent. The house lies within the New Forest National Park with miles of walks and cycle tracks. Lymington has two railway stations, both of which are a short walk away.









Approximate Gross Internal Area = 7446 sq ft / 691.8 sq m  
Coach House = 1183 sq ft / 109.9 sq m  
Total = 8629 sq ft / 801.7 sq m (including lift)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





Outside there is a separate Coach House which makes a perfect guest or staff accommodation. The walled garden is a lovely, tranquil space for entertaining. Monmouth House further benefits from secure, off-street parking.

# PROPERTY INFORMATION

**Services:** Mains water, drainage and gas.

**Local Authority:** New Forest District Council

**Council Tax:** Band H

**EPC:** D

**Tenure:** Freehold

**What3Words (SO41 9NA):** ///shuttling.saying.areas





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