



# Serenity by the Shore - a stunning riverside home

12 RIVER WALK, LYMINGTON, HAMPSHIRE SO41 9PW



# Welcome to 12 River Walk...

*An impressive and beautifully finished riverside home, situated in the exclusive River Walk development within Lymington Shores. The largest of just 12 individually designed villas, this substantial property offers over 3,500 sqft of high-specification accommodation, including four en suite bedrooms, a stunning open-plan living space, and a top-floor entertaining suite with panoramic views. Set behind electric gates with a private south-facing garden, double garage and direct access to the river, this is a rare opportunity in one of Lymington's most desirable locations.*





# Take a look around...

*A fully glazed porch shelters the front door, which opens into a spacious, light-filled entrance hall. From here, there is access to all principal rooms, including the integral double garage, a separate WC, and a useful utility room with Miele appliances and a back door to the garden. The solid oak staircase rises to the upper floors, and a discreet cupboard houses the air circulation system.*

*Double doors lead into the spectacular open-plan kitchen, dining and sitting room - thoughtfully zoned, yet wonderfully connected. Full-height sliding doors open onto a river-facing terrace, creating an effortless link to the garden and allowing natural light to pour in. There's also a large under stairs cupboard for additional storage. The kitchen is fitted with sleek high-gloss cabinetry and white quartz worktops, with a full range of premium Miele appliances including three ovens, a warming drawer, inbuilt coffee machine, induction hob, Quooker tap, and more. Comfort is assured with underfloor heating, a heat recovery ventilation system, and high water pressure throughout. Ceilings across the house are a generous 2.5m, enhancing the airy feel.*







# From sweet dreams to riverside scenes...

*The principal suite spans the river side of the house, complete with a walk-in dressing room, luxurious en suite with separate shower, and glazed doors opening onto a private balcony with views across the river to the Isle of Wight. Two further double bedrooms each enjoy en suite shower rooms and fitted wardrobes, while a guest suite with its own lounge area and en suite provides ideal accommodation for visitors. A large linen cupboard is also located on the landing.*

*The top floor offers a wonderful "look-out" suite, ideal as an entertaining space or retreat, with a drinks station including wine cooler and carbonated Quooker tap. Doors open onto the 360° sky deck with breath-taking views across the river, marina, and towards the Isle of Wight.*





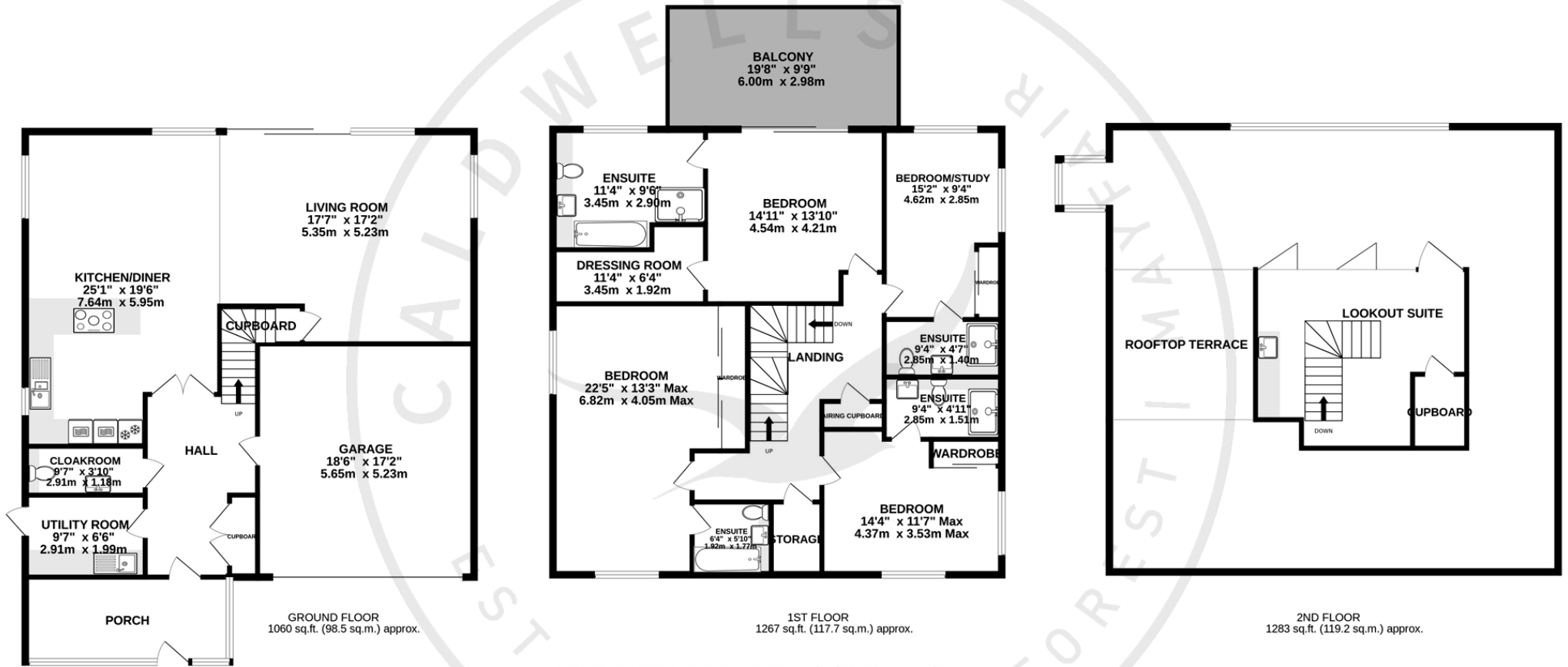


# A garden with a view...

*One of only two villas with a private lawned garden, the property enjoys beautifully landscaped, south-facing grounds with sweeping river views. A covered gazebo provides shade for alfresco dining, while integrated lighting adds an atmospheric glow in the evenings. A Victorian-style greenhouse sits discreetly in one corner. The main patio is wonderfully private and tranquil, with direct access to the water via a rear gate. There's also a side gate to the front, where a covered area houses the water softener. Parking is extensive, with space for at least four vehicles in addition to the oversized double garage, which has ample clearance for a van or RIB. Set behind secure electric gates in River Walk, a private enclave of just 12 exclusive villas within Lyminster Shores, this striking home which was completed in 2018, enjoys a quiet and secluded position. It is the largest of the development and finished to an exceptional standard throughout.*



# Floor Plan



**TOTAL FLOOR AREA : 3611 sq.ft. (335.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# The Finer Details...

## The Property


Stunning riverside residence with four double bedrooms  
Private water front garden  
Panoramic river views towards the Isle of Wight  
Superb "look-out" suite  
Large double garage & extensive parking for cars/boats  
Stunning open-plan kitchen/dining/family room  
Utility room & cloakroom  
Four en suite bathrooms  
Within easy reach of the Quay & High Street, peaceful yet accessible

## Services

Mains electricity, gas, water and drainage are connected to the property

## Directions

From our office proceed down the High Street turning left at the bottom of the hill onto Gosport Street. Follow the road along to the mini roundabout and then turn right onto Bridge Road. Continue over the level crossing and then turn right into Almansa Way turning left after a short distance into the private gated entrance of River Walk.

 [///minds.salaried.bundles](http://minds.salaried.bundles)

## Tenure

Freehold

## Tax Band

H (£4,643.60 approx. - 2025/2026)

## EPC Rating

B



# Where do I go for?...



## Bread/milk/newspaper?

*Lymington has a Waitrose, an M&S Food and a Tesco Express. There are also a number of convenience stores in the surrounding villages*



## Schools?

*Lymington Infants & Juniors and Priestlands Secondary are all nearby. Walhampton is just around the corner. There are also several nurseries/preschools in the town*



## GP/pharmacy?

*Wistaria on Avenue Road, Chawton House on St Thomas Street and Webb-Peploe in Church Lane. There are several pharmacies in the town, and Lymington Hospital has a minor injuries unit*



## Train?

*Lymington train station is within walking distance of River Walk and connects to Brockenhurst which offers a mainline service to London Waterloo (90 mins approx.)*



## A bite to eat?

*There are many well reputed eateries in the town including The Haven, The Monkey Brewhouse and The Townhouse to name a few*



## Gym & swim?

*Elmers Court or Lymington Health and Leisure Centre*



## A stroll?

*We are spoilt for choice! Amble down the cobbled Quay Hill, along Bath Road and take in the scenery of the boats and across the Solent towards the Isle of Wight. You could also hop in the car and be at the open forest in Brockenhurst or the beach at Milford on Sea both within 10 minutes*



## Family day out?

*Beaulieu Motor Museum is only a 16 minute drive away and the world famous Paulton's Park and Peppa Pig World is just over 18 miles away! You can also hop on the Wight Link ferry on Undershore Road in Lymington and be on the Isle of Wight in approx. 40 mins*



## Spa day?

*Lime Wood Hotel in Lyndhurst, Chewton Glen in New Milton and Careys Manor in Brockenhurst*

# Escape & Explore...

Abundant in charm, wildlife, natural beauty and history, the idyllic setting that the New Forest provides is without doubt the perfect place for escapism and exploration. Once the royal hunting ground of William the Conqueror, the New Forest covers 566 km<sup>2</sup> enjoying vast tracts of unspoilt woodland, open moors and heathland as well as the stunning local coastline, it really is the perfect place for walks, bike rides, horse riding and sailing.

Lymington is a pretty, Georgian riverside town located just south of the New Forest. It is famous for offering some of the finest sailing waters in the UK and is home to the Royal Lymington Yacht Club which makes it an extremely popular hub for the yachting enthusiast. The High Street is the venue for the bustling Saturday street market and has a tremendous variety of unique boutiques and shops, as well as cafes, pubs and restaurants to enjoy all year round. As well as this, there are many parks and areas such as the Old Town Quay in which to relax and take in the atmosphere of this charming, individual town.

A regular ferry link gives easy access to Yarmouth on the Isle of Wight, whilst the nearby village of Brockenhurst also offers a fast rail service to London Waterloo (approx. 90 minutes). Regular bus links also connect Lymington to both Bournemouth and Southampton.

Another reason for choosing to live life in Lymington is that it is just a stone's throw from the open forest in quaint villages like Brockenhurst, Lyndhurst and Burley, as well as being close to the beautiful beaches of Milford on Sea, Barton and Highcliffe. We really are spoilt for choice when it comes to walks, bike rides, horse riding and sailing.





Asking Price £2,450,000

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Scan the QR code to make an enquiry or to book a viewing...

