



## 112 Samber Close

LYMINGTON, HAMPSHIRE SO41 9LF

# Welcome...

Located in this popular area within easy reach of the local schools and shops, this detached family home has four bedrooms, three reception rooms and a lovely west facing garden. The property also benefits from having off-road parking and an integral garage, and is available with no forward chain.





## The ground floor

This well-presented property is accessed via a covered porch with a UPVC front door, leading into a welcoming entrance hall with high-quality LVT flooring that flows through to the kitchen and dining areas. To the right, the elegant sitting room features a fireplace and a charming bay window overlooking the front garden. The property has been thoughtfully modernised to offer a stylish, spacious kitchen with premium units, quartz worktops, under-unit lighting, underfloor heating and a central island with a ceramic hob. Additional highlights include a ceramic undermount sink, mixer tap, and a Hanstrom instant hot water tap. The dining area opens into a bright conservatory with French doors to the patio and rear garden, ideal for everyday living and entertaining.

## The first floor

Upstairs, a bright landing with window leads to four bedrooms. The principal bedroom overlooks the front garden, while bedrooms two and three face the rear. Bedroom four is currently used as a study and includes a built-in cupboard. The family bathroom is well-appointed with a walk-in shower, underfloor heating, stylish tiling, low-level WC, and a contemporary wash basin set on a vanity unit.



Asking Price  
**£495,000**

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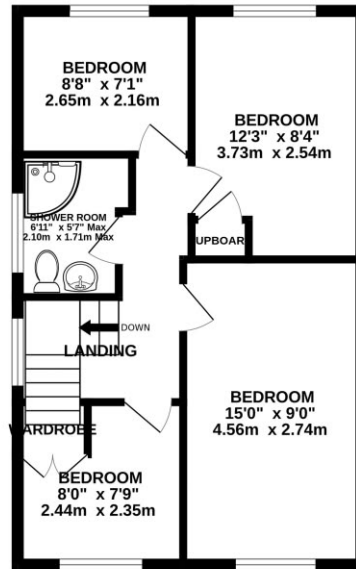
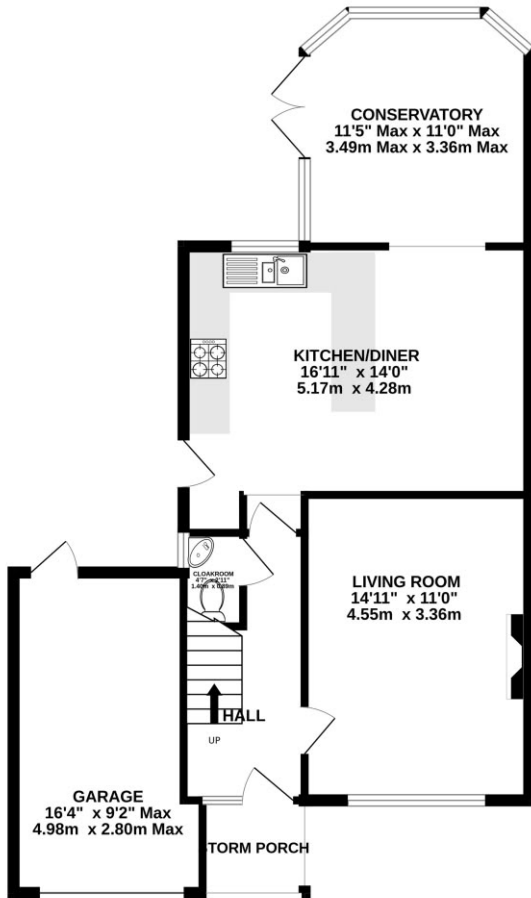
## Meet me in the garden

Externally, the property offers a driveway with off-road parking for multiple vehicles. The south-westerly facing rear garden features a patio, steps up to a raised garden, and is enclosed for privacy. Additional benefits include an integral garage with an up-and-over door and an electric vehicle charging point.



GROUND FLOOR  
737 sq.ft. (68.5 sq.m.) approx.

1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1195 sq.ft. (111.0 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

Detached family home with four bedrooms  
Lovely west facing rear garden  
Off-road parking & integral garage  
Spacious sitting room - Kitchen & dining room  
Conservatory - Cloakroom - Family bathroom  
No forward chain


## Location

Within easy reach of the local schools & shops

## Services

All mains services are connected to the property.

## Directions

From our office in the High Street proceed up into St Thomas' Street joining the one way system in the right hand lane and continuing round passing Waitrose. Proceed through both sets of traffic lights and at the mini roundabout turn left into Alexandra Road, following the road straight along and round the bend. Turn left into Pamplyn Close and then turn right into Samber Close where  property will be found along on the right hand side.

[///presses.tomorrow.outbursts](https://presses.tomorrow.outbursts)

## Tenure

Freehold

## Tax Band

D (£2,207.84 approx. - 2024/2025)

## EPC Rating

D

# Escape & Explore...

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.





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

