



Woodbury, Rookes Lane

LYMINGTON, HAMPSHIRE SO41 8FP



Welcome to Woodbury...

Tucked away down a private lane just south of Lymington High Street, this substantial and versatile three/four-bedroom detached home offers flexible accommodation, including the option of ground floor living. Beautifully presented throughout, the property features superb open-plan living spaces, private landscaped gardens, extensive garaging with workshop and carport, and is ideally positioned within easy reach of the town centre, marinas and the New Forest.

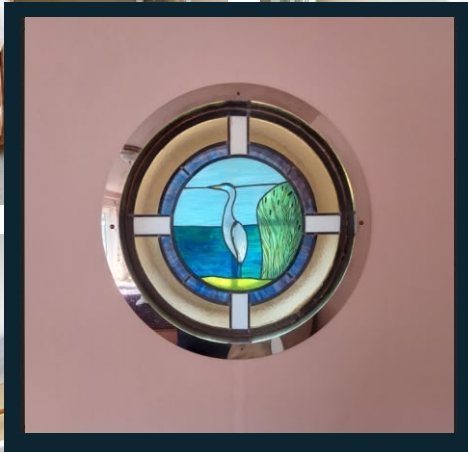




Take a look around...

An attractive covered porch leads into a spacious entrance hall with oak flooring, staircase to the first floor, and understairs storage. To the left is a ground floor bedroom with built-in cupboards, while to the right is the sitting room/Bedroom Four, featuring a brick fireplace with timber mantel and French doors opening onto the south-facing garden. Further along the hall are a cloakroom/shower room and a study with a large airing cupboard. The impressive family/garden room is a superb vaulted extension with Velux windows, ceramic tiled flooring, and French doors to the garden. It is open plan to the kitchen/breakfast room, fitted with a modern range of floor and wall units, a Britannia five-ring dual fuel cooker, one-and-a-half bowl china sink, space for a breakfast table, and French doors to the east side of the garden. A cloakroom, utility room with Worcester boiler, and a further study complete the ground floor.





Where dreams are made...

Upstairs, the landing serves two double bedrooms. The principal bedroom enjoys a southerly aspect with a window seat, dressing area, and built-in wardrobes, while Bedroom Two also benefits from built-in wardrobes. The family bathroom includes a bath, walk-in shower, wash hand basin, separate WC, and access to extensive loft storage.



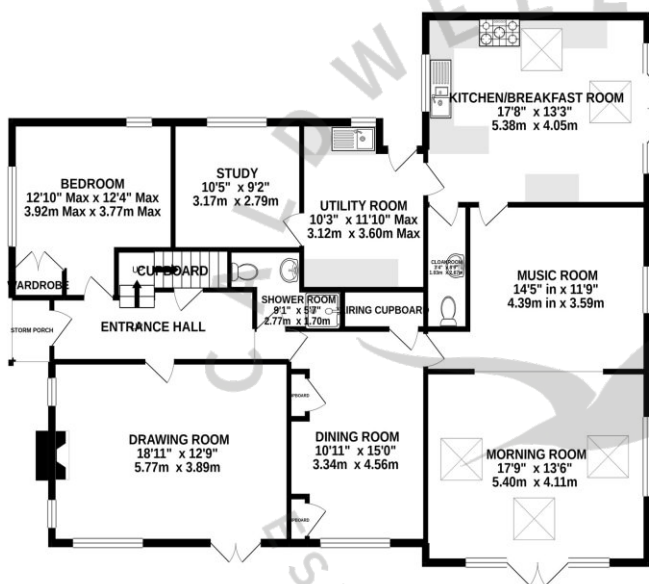
Meet me in the garden...

Woodbury is tucked away down a private lane off Rookes Lane. Electric gates open onto a driveway leading to a one-and-a-half car garage, a large double garage with workshop, and a covered carport. The private gardens are beautifully established, with paved seating areas, a Hartley Botanic greenhouse, octagonal summer house, water feature, lawns, and well-stocked borders.

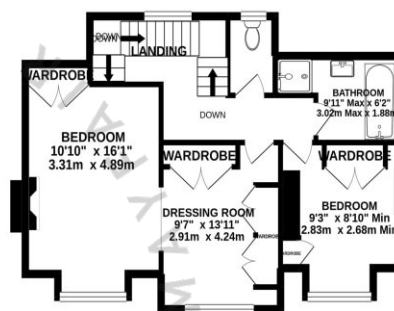


Floor Plan

GROUND FLOOR
1612 sq.ft. (149.8 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 2141 sq.ft. (198.9 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

Spacious and versatile three/four-bedroom detached home
Superb vaulted family/garden room with Velux windows
Modern kitchen/breakfast room with Britannia dual fuel cooker
Sitting room with fireplace and French doors to the garden
Ground floor bedroom and shower room
Principal bedroom with dressing area and built-in wardrobes
One-and-a-half garage plus large double garage with workshop
Beautifully landscaped, private gardens

Services

All mains services are connected to the property

Directions

From our office, turn left down St.Thomas street to the end of the High Street, follow the road round to the left onto Gosport Street, take the first right onto Station Street, proceed down the road for a short distance and the property will be seen on your right.

 [///mush.hillside.violinist](http://mush.hillside.violinist)

Tenure

Freehold

Tax Band

G

EPC Rating

D

Where do I go for?...



Bread/milk/newspaper?

Lymington M&S is within walking distance, and the town also has a Waitrose and Tesco Express



Schools?

Lymington and Pennington have excellent infant and junior schools, plus Priestlands secondary. Local independent schools include Walhampton in Lymington and Durlston in Barton on Sea, as well as various nurseries and preschools



GP/pharmacy?

Lymington has a GP surgery and a number of pharmacies and dental practices



Train?

Lymington has a connecting station to Brockenhurst which offers a direct service to London Waterloo (90 mins approx.)



A bite to eat?

There are many great eateries in Lymington including The Haven, The Townhouse and The Monkey Brewhouse



Gym & swim?

Careys Manor or the Health & Leisure Centre, both in Lymington



A stroll?

We are spoilt for choice! Woodside Gardens and the Sea Wall are nearby, the open forest at Brockenhurst and the beach at Milford on Sea are both a short drive away



Family day out?

Beaulieu Motor Museum is just under 20 minutes away by car and the world famous Paulton's Park and Peppa Pig World is just 16 miles away!



Spa day?

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

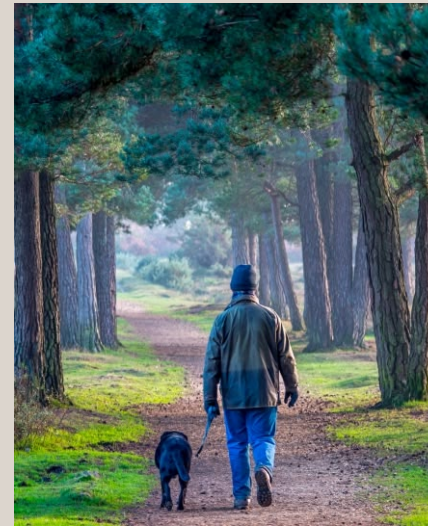
Escape & Explore...

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 km² 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 £1,395,000

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

