



## 2 Saxon Place

Lyminster, Hampshire, SO41 9EZ



# Welcome to Saxon Place

*A spacious four-bedroom detached home with woodland views. This attractive home is set in a desirable position with a lovely woodland aspect to both the front and rear. The property is approached via a generous shingle driveway, providing ample parking and access to a double garage with twin up-and-over doors.*





# Take a look around

*A large entrance porch leads into a spacious and welcoming hallway, complete with a useful under-stairs storage cupboard and downstairs cloakroom. The property features an attractive L-shaped sitting room, offering both a comfortable living area and a defined study space. This bright room benefits from a large picture window overlooking the rear garden, a built-in woodburning stove, recessed display shelving, and a casement door opening onto the front patio.*





# Where dreams are made

*The staircase rises to a bright landing with a window providing natural light, along with built-in storage and a large airing cupboard housing the hot water tank. A lovely bright room with mirrored fitted wardrobes, views over the front garden, and an en-suite bathroom comprising a panelled bath with shower screen, wash basin, and WC.*

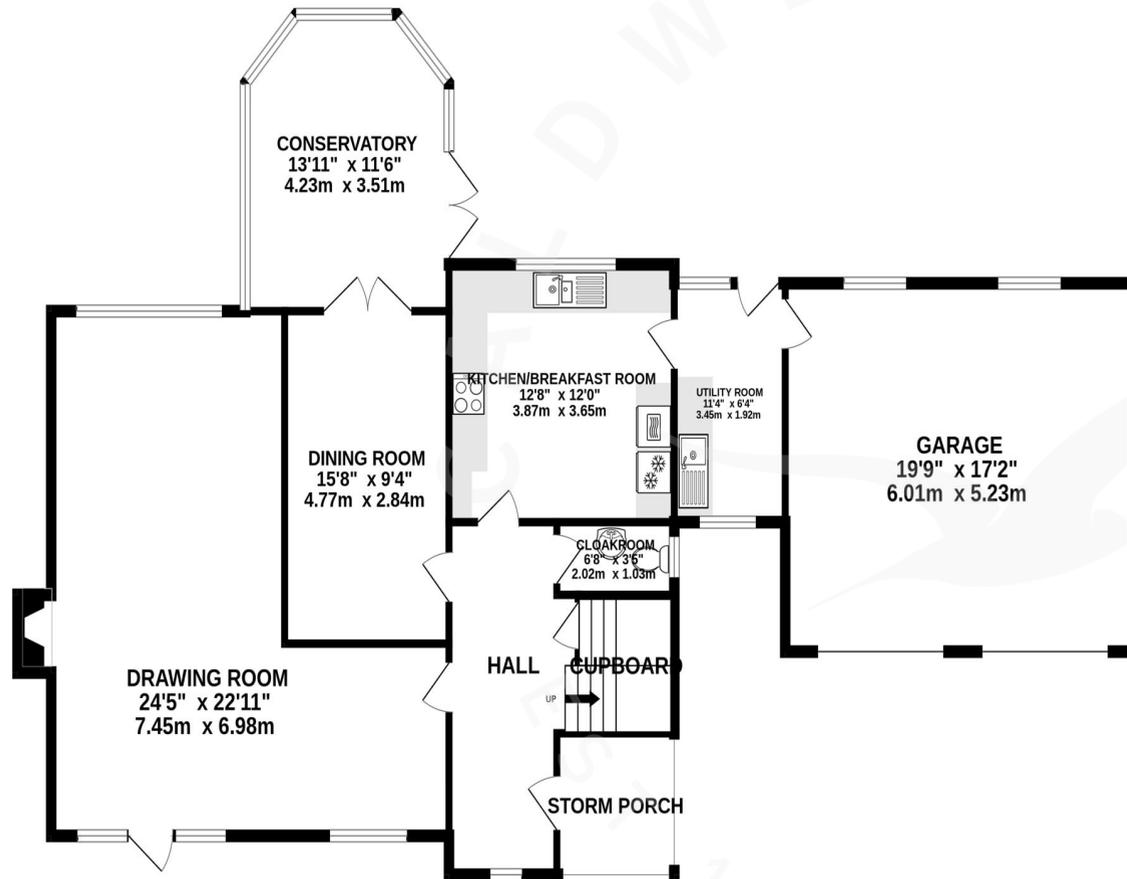


# Meet me in the garden

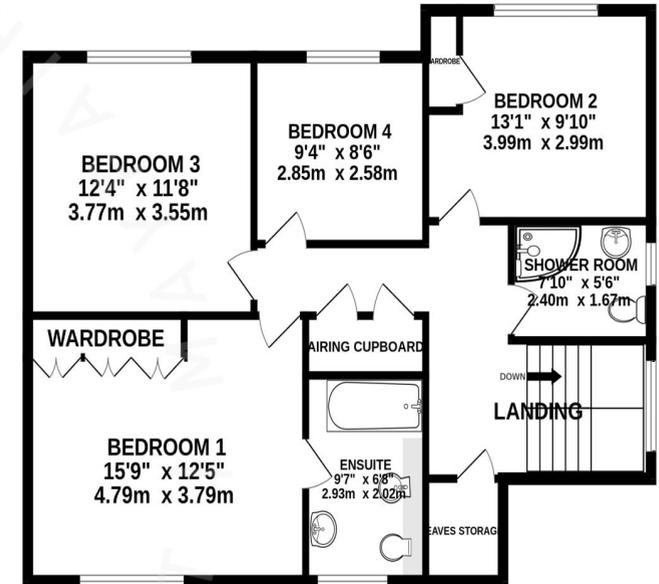
*To the front, there is a further patio area along with lawn, trees, and shrubs. The rear garden is mainly laid to lawn, featuring a large patio area—ideal for outdoor entertaining—and enjoying beautiful woodland views, creating a peaceful and private setting.*



**GROUND FLOOR**  
1396 sq.ft. (129.7 sq.m.) approx.



**1ST FLOOR**  
811 sq.ft. (75.3 sq.m.) approx.



**TOTAL FLOOR AREA : 2207 sq.ft. (205.0 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.

# The Finer Details

## The Property

Four-bedroom detached house

Main bedroom with ensuite

Close proximity to Lymington High Street

Pleasant open-plan living/dining area

## Directions

From our office proceed down St. Thomas Street bearing right at the one way system, passing Waitrose, proceed straight through the main traffic lights on the A337 then on seeing the Monkey House public house, turn right almost opposite, turn right down Lower Buckland Road and 100 meters on the left hand side Saxon Place will be seen and the entrance to number 2 is the first house on the right hand side.

 **what3words** ///withdraw.purple.cabinet

## Services

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

## Tenure

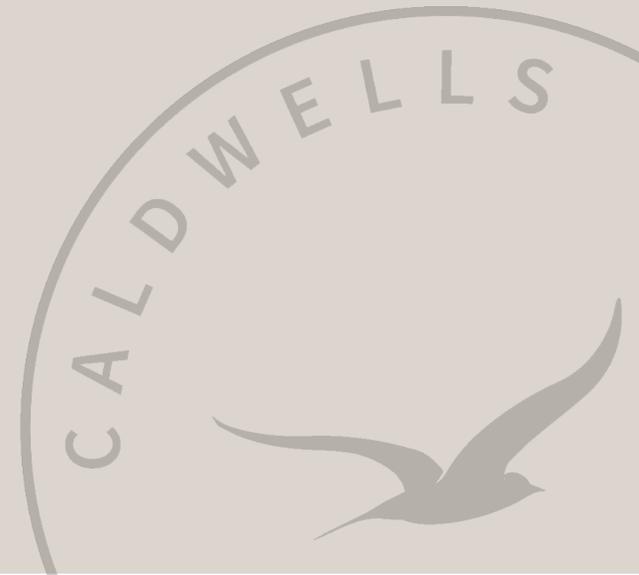
Freehold

## Council Tax Band

H

## EPC Rating

C



# Where Do I Go For?



## Bread/milk/newspaper

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



## 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 stations connects to Brockenhurst which has a mainline service to London Waterloo (90 mins approx.)*



## A bite to eat

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



## Gym & swim

*Elmers Court or the Health & Leisure Centre, both in Lymington*



## A stroll

*We are spoilt for choice! The beach and cliff top at Milford, the sea wall at Lymington and the open forest which are all just a short drive away*



## Family day out

*Beaulieu Motor Museum is just a 25 minute drive away and the world famous Paulton's Park and Peppa Pig World is just 17 miles away!*



## Spa day

*Careys Manor spa and hotel in Brockenhurst fits for a relaxing break.*



Asking Price £985,000

[caldwellsnewforest.com](http://caldwellsnewforest.com)

01590 675875 [sales@caldwellsnewforest.com](mailto:sales@caldwellsnewforest.com)

Caldwells, 69 High Street, Lymington, Hampshire SO41 9AL

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

