



# Bywater Cottage

UNDERSHORE ROAD, LYMINGTON, HAMPSHIRE SO41 5SB



# Welcome to Bywater Cottage...

This modern family home affords stunning river views with vistas extending across the marinas towards the Solent and Isle of Wight. Offering spacious living accommodation on three floors including four double bedrooms, a modern kitchen/breakfast room and a superb first floor drawing room with a south facing balcony, the house also benefits from having a well-maintained garden, parking area and a garage. Ideally located within walking distance of the train station and ferry terminal, the property is also close to Lymington High Street and is just a short drive from the open forest.





# Take a look around...

The attractive neo-Georgian portico and panelled front door leads into the beautiful reception hall where there is a cloakroom and a useful under stairs storage cupboard to the left, and a ground floor bedroom to the right which enjoys a fitted wardrobe and an en suite bathroom comprising a jacuzzi bath, separate shower enclosure, WC and vanity unit. Leading off from the rear of the hall is the fabulous kitchen/dining room which is fitted with an extensive range of modern floor and wall mounted units incorporating a range style cooker with extractor above, space for an American style fridge freezer, stainless steel sink, shelved larder cupboard and a central island unit with an integrated dishwasher. There is a useful storage cupboard, and following on from here is the utility room which has a matching range of units to the kitchen, a sink and space/plumbing for a washing machine and tumble dryer. A cupboard houses the wall mounted Worcester gas fired boiler which provides domestic hot water and central heating. There is a further range of cupboards and display shelving in the dining area, and large bi-fold doors give access to the south facing garden with views across the boat masts in the marinas towards the Isle of Wight in the distance.







# The first floor...

*From the hall, the staircase leads up to the landing where double doors lead into the spectacular south facing drawing room which has two sets of French doors giving access onto the balcony which has stainless steel railings and runs the full width of the property affording glorious views out across the marinas towards the Solent and Isle of Wight. This room also has a feature fireplace fitted with a gas coal effect fire. Leading off from here is bedroom four which also has French doors opening out onto the balcony and enjoying fabulous river and sea views. There is a further double bedroom on the first floor, as well as a beautifully appointed bathroom which comprises a freestanding bath, WC and vanity unit.*



# The second floor...

*The staircase then continues up to the second floor where the main bedroom is situated, enjoying a dual aspect again with superb views towards the Isle of Wight. This room also benefits from having a dressing room as well as an en suite bathroom comprising a panelled jacuzzi bath, double vanity unit, walk-in shower enclosure and WC.*



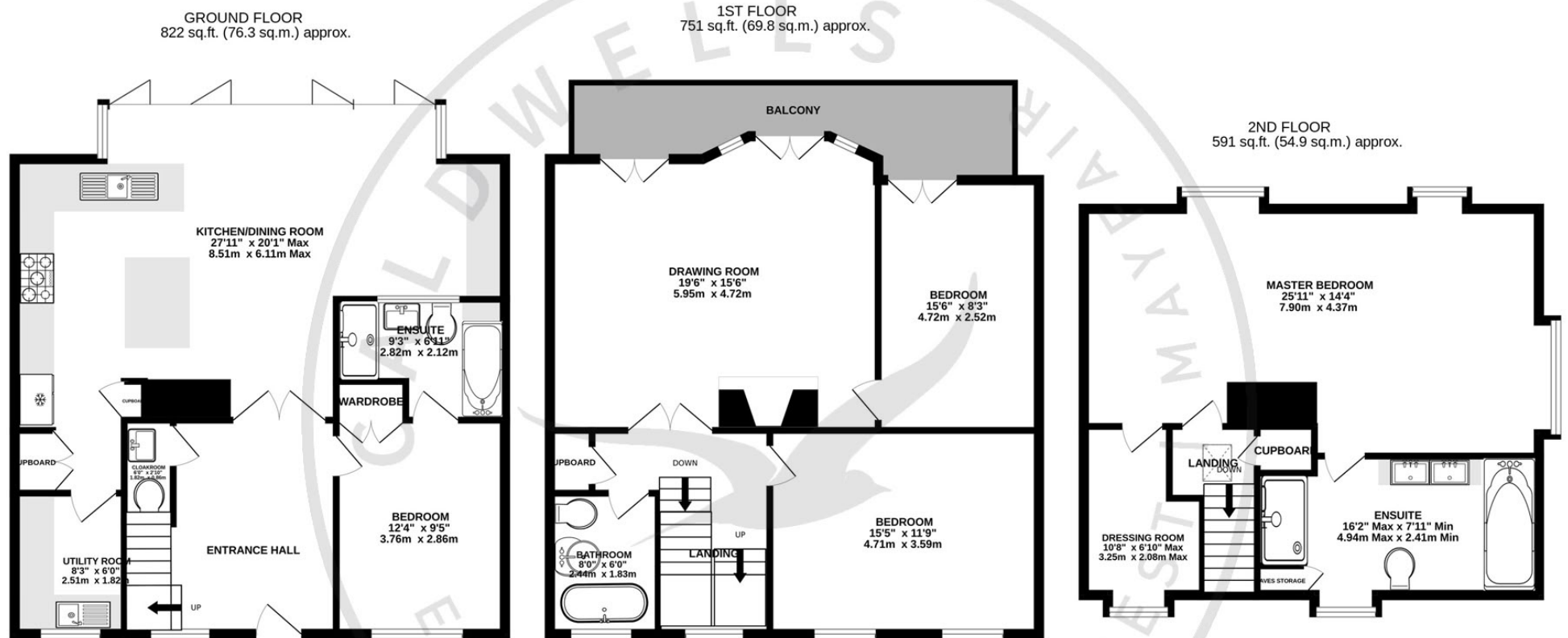


# Meet me in the garden...

*The property is approached from Undershore Road via a gravel drive which gives access to Bywater Place, with this property being the second one along. There is parking outside together with a separate garage. The entirety of the garden leads off from the kitchen/dining room and faces due south with a brick wall to the rear and a range of shrubs and plants.*



# Floor Plan



TOTAL FLOOR AREA : 2164 sq.ft. (201.0 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

Superb riverside residence with four double bedrooms & sea views towards the Isle of Wight

First floor drawing room with balcony taking full advantage of the views

Parking & garage

Modern kitchen/dining room

Utility room & cloakroom

Ground floor bedroom with en suite bathroom

Two first floor bedrooms & family bathroom

Second floor main bedroom suite with dressing room & bathroom

Within walking distance of the train station & ferry terminal

Close to Lyminster High Street & a short drive from the open forest

## Services

Mains water, electricity and gas are connected to the property. Drainage is to a private system

## Directions

From our office proceed down the High Street turning right at the bottom of the hill into Gosport Street.

At the mini roundabout turn right into Bridge Road and proceed over the level crossing. At the bend, turn

right into Undershore Road and follow the road along towards the ferry terminal where the entrance to

Bywater Place will be seen on the left hand side.



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## Tenure

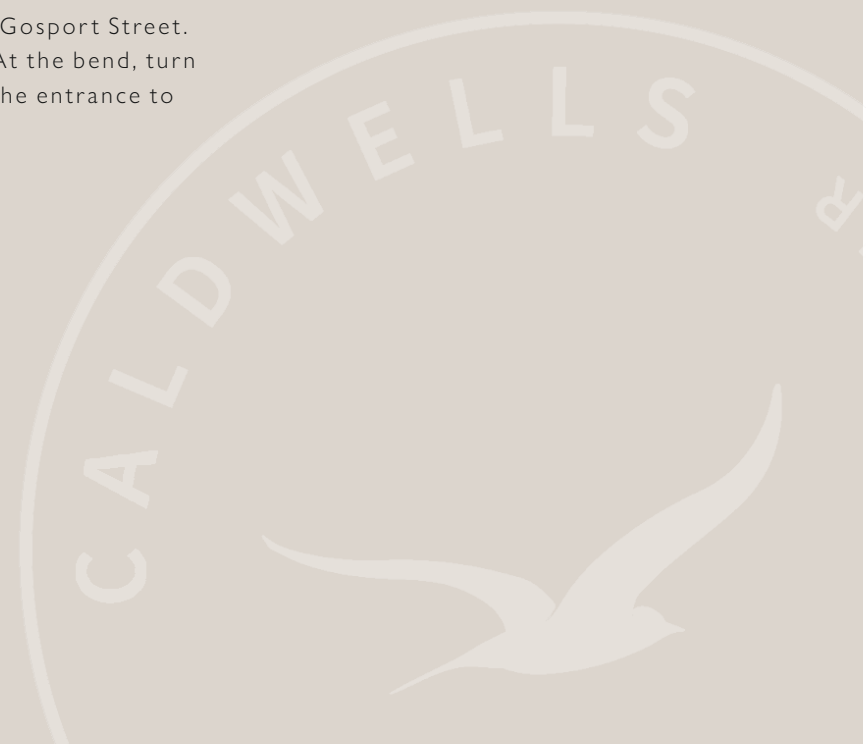
Freehold

## Tax Band

F (£3,353.71 approx. - 2025/2026)

## EPC Rating

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# Where do I go for?...



## Bread/milk/newspaper?

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



## Schools?

*Lymington Infants & Juniors, South Baddesley and Priestlands are all nearby. Walhampton is just around the corner*



## 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?

*Bywater Cottage is in walking distance of the ferry terminal and it's train station; the latter connecting to Brockenhurst which has a mainline service to London Waterloo (90 mins approx.)*



## A bite to eat?

*The Ferryman is within walking distance from Bywater Cottage and there are many well reputed eateries in the town including The Haven and The Monkey Brewhouse*



## Gym & swim?

*Elmers Court is just around the corner from the property. Lymington also has a health and leisure centre*



## A Stroll?

*We are spoilt for choice! Amble over the River and down the cobbles and the Quay, along Bath Road and take in the scenery of the boats and across the Solent towards the Isle of Wight*



## Family day out?

*Beaulieu Motor Museum is a 15 minute drive away 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*

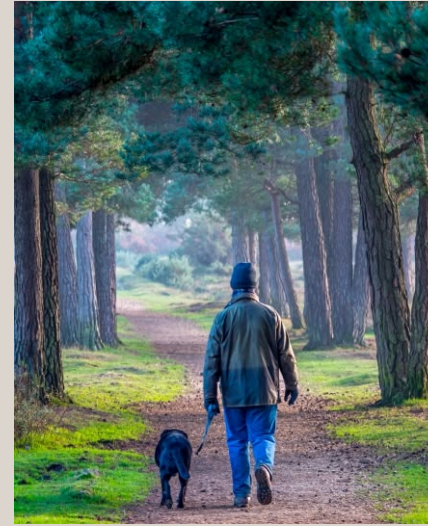
# Escape & Explore...

*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 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 £1,200,000

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

