



20 Station Street

LYMINGTON, HAMPSHIRE SO41 3BA



# Welcome to 20 Station Street...

*An impressive 2/3 Bedroomed townhouse which has been completely renovated with work overseen by an architect.*

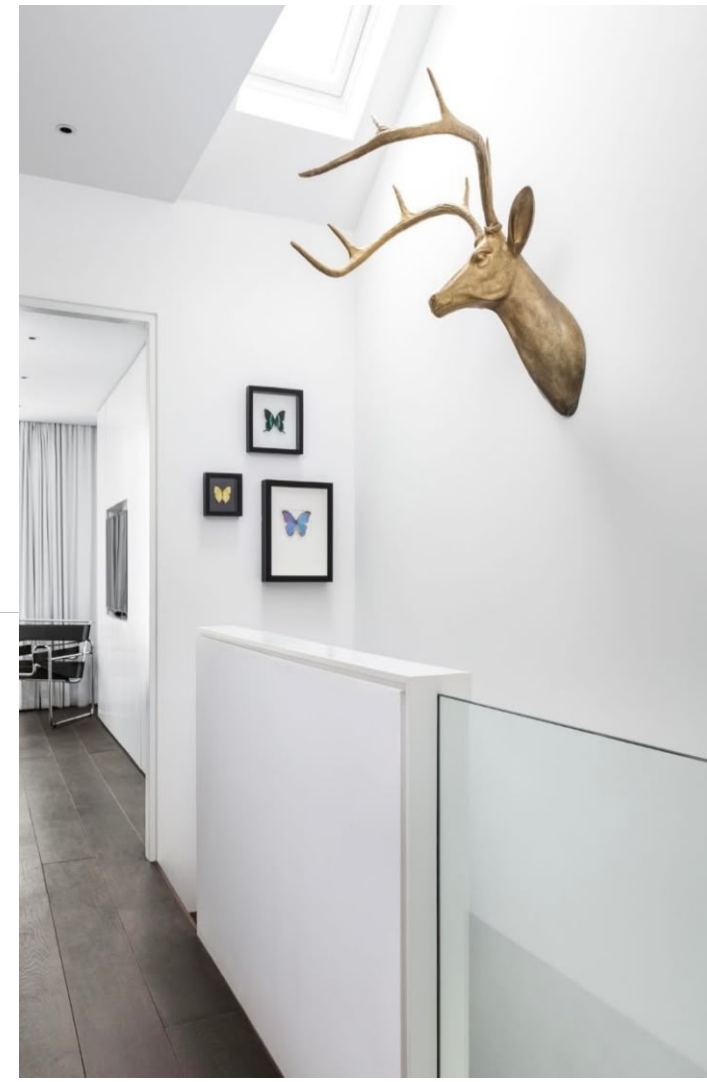
*Situated just a short way from Lymington quay and the Station this makes for a perfect second or main home.*

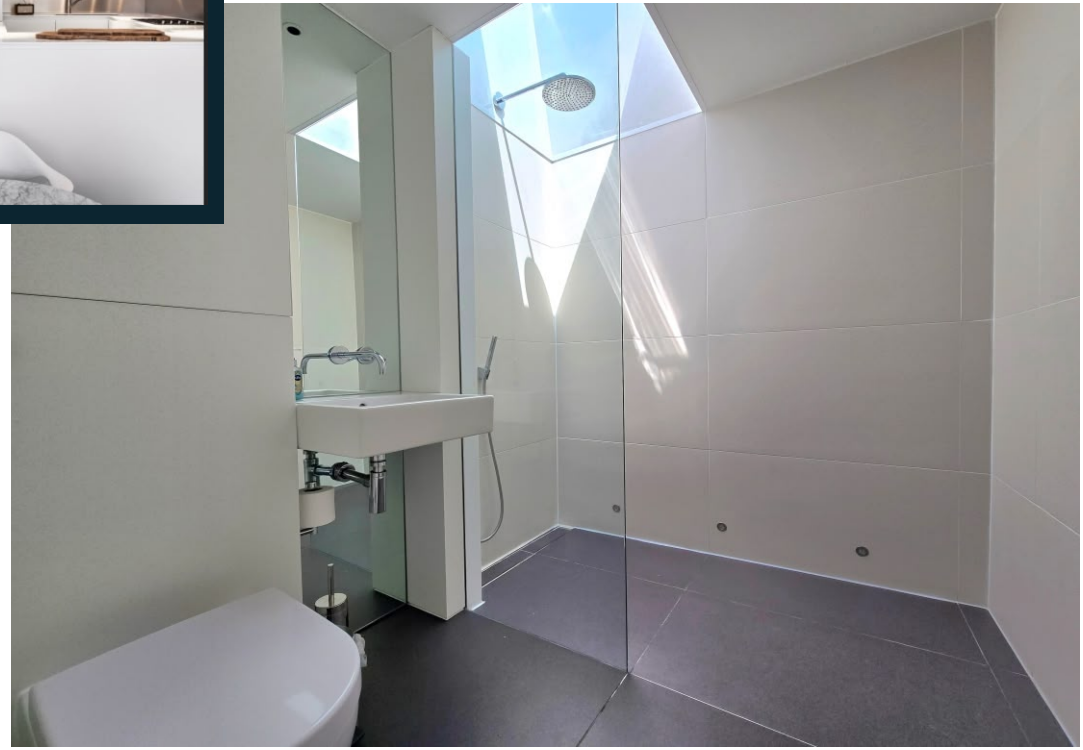
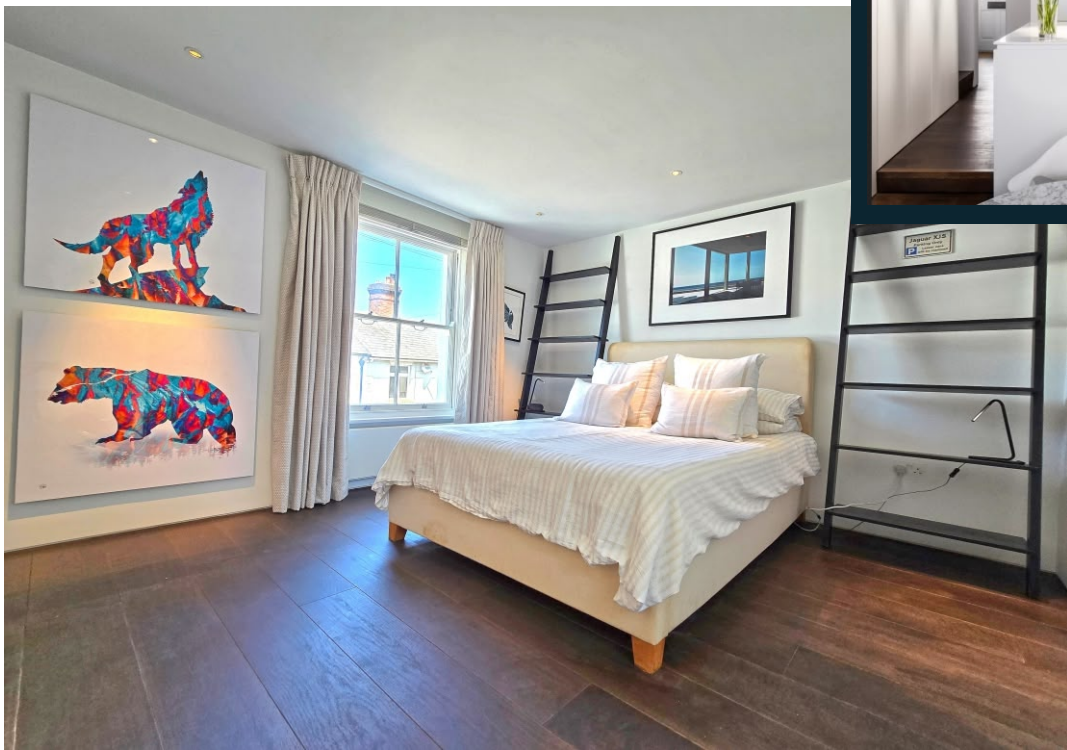
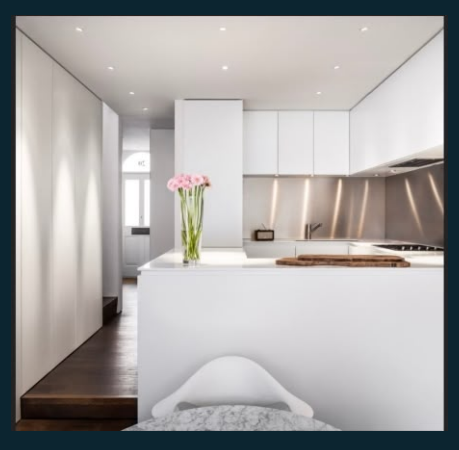




# Take a look around...

*A double glazed front door opens into the hallway with a range of cupboards and on the left is the ground floor bedroom/sitting room with electric double doors to give privacy. The hallway continues into the spectacular kitchen/ breakfast room with a modern range of wall and floor mounted cupboards incorporating fridge freezer, firing gas hob Smeg oven and integrated dishwasher. A useful utility cupboard houses the white goods with space and plumbing for a washing machine and tumble drier. The slate tiled floor has steps leading down to the dining area steps with further range of cupboards, this flows effortlessly into the sitting area with part glazed roof and bifold doors opening out onto the garden. The floor seamlessly leads in to the garden and the patio area.*





# Where dreams are made...

*The first floor is accessed by a staircase with lighting leads to the main landing with Velux window . On the right is bedroom one facing south with a glimpse of the Isle of Wight with sliding patio doors, built-in wardrobes and en-suite wet room. Accessed from the landing, is the second bathroom with en-suite comprising modern bath with ceiling shower rose and folding shower screen door. Bedroom number two overlooks Station Street with strip wood floor in set lighting and range of wardrobes*



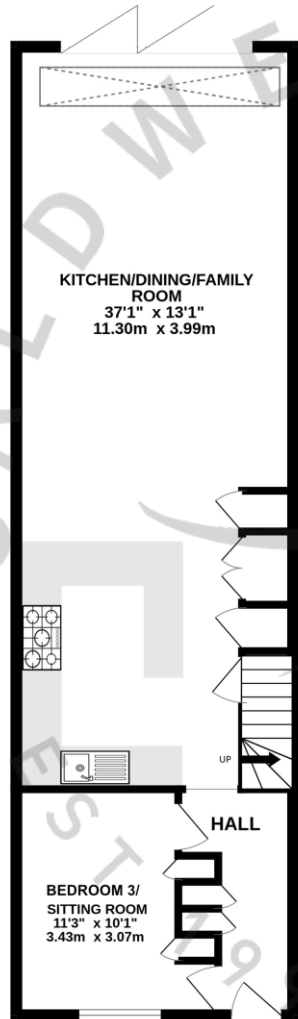
# Meet me in the garden...

*Outside, a lovely garden faces south with slate paved area with steps leading up to a lawn area and the rear gate giving access to the High Street. Adjacent is a brick shed /workshop for bicycles and freezer space.*

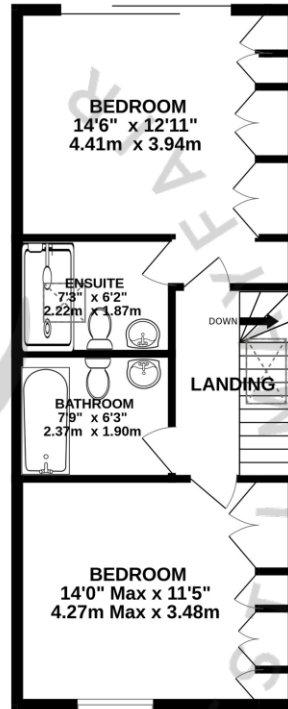


# Floor Plan

GROUND FLOOR  
670 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.0 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

- Three bedroom mid-terraced house
- Two bathroom
- Open-plan kitchen reception room
- South-facing patio garden with bi-fold doors
- Interior architect designed
- Central Lymington location
- Principle bedroom with south facing views
- No forward chain.

## 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.

 [///leaky.rumble.spd](http://leaky.rumble.spd)

## Tenure

Freehold

## Tax Band

C

## EPC Rating

E

# 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 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 £625,000

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

