



# Churchmead House

3 CHURCH MEAD, LYMINGTON, HAMPSHIRE SO41 8FN



# Welcome to Churchmead House.

This elegant four-bedroom family home is quietly positioned approximately half a mile south of Lymington's Georgian High Street, in the highly desirable Woodside area. Set within mature gardens of approaching a third of an acre, the property combines period one charm with elegant contemporary living.



# Luxury living space...

A welcoming and generously proportioned oak-floored reception hall sets the tone, complete with built-in storage and cloakroom.

The stylish sitting room is centred around an impressive open brick fireplace with oak mantel, exposed beam and inglenook-style seating. With partial oak flooring, triple aspect windows and French doors opening onto the rear garden, this is a beautifully light and inviting space.

The heart of the home is the stunning open-plan kitchen/dining/family room, fitted with classic Shaker-style cabinetry, granite worktops and high-quality Neff appliances, alongside a four-oven Aga. Double French doors open into a glazed veranda with clear side panels, wall heaters and lighting - creating a superb all-season entertaining.







# Where dreams are made...

The luxurious principal suite features extensive fitted wardrobes, double doors opening to a Juliet balcony overlooking the garden, and a large en-suite bathroom with bath and separate walk-in shower.

A guest suite also benefits from fitted wardrobes and a generous en-suite bathroom.

Two further well-proportioned bedrooms and a stylish family bathroom complete the accommodation. There are lovely views of All Saints Church, Woodside.







# The gardens & garaging...

The property is approached via a private gravel driveway providing ample parking for several vehicles and boats, leading to a detached double garage with electric doors and car-port. Above the garage sits a bright and spacious annexe - ideal for home working.

The landscaped gardens are mainly laid to lawn and framed by mature, rhododendron, olive and apple trees. An aluminium pergola with louvered roof, drop-down side screens and heater provides an additional year-round entertaining area. There is also a substantial workshop with power and light, plus a charming wood store.













# The Finer Details...

## The Property

Lovely distinguished family home with four bedrooms.

Situated south of the High Street in the sought-after Woodside area, the property enjoys easy access to local parkland, marinas, and the scenic coastal path along The Solent, renowned for its far-reaching sea views and abundant wildlife.

A third of an acre landscaped garden mainly laid to lawn and most attractive covered patio leading from the Kitchen Show-stopping kitchen/family room with utility room.

Elegant principal suite with luxury en-suite shower.  
Three further bedrooms, including one with an ensuite  
The Family bathroom

## Services

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

## Directions

From our office in the High Street proceed up into St Thomas Street turning left just before the one way system into Belmore Lane. Follow the road to the end and continue over the roundabout taking the first turning right into Woodside Lane. After a short distance, the gravel drive to the property will be found on the right hand side.

 /// [putts.habits.seat](https://putts.habits.seat)

## Tenure

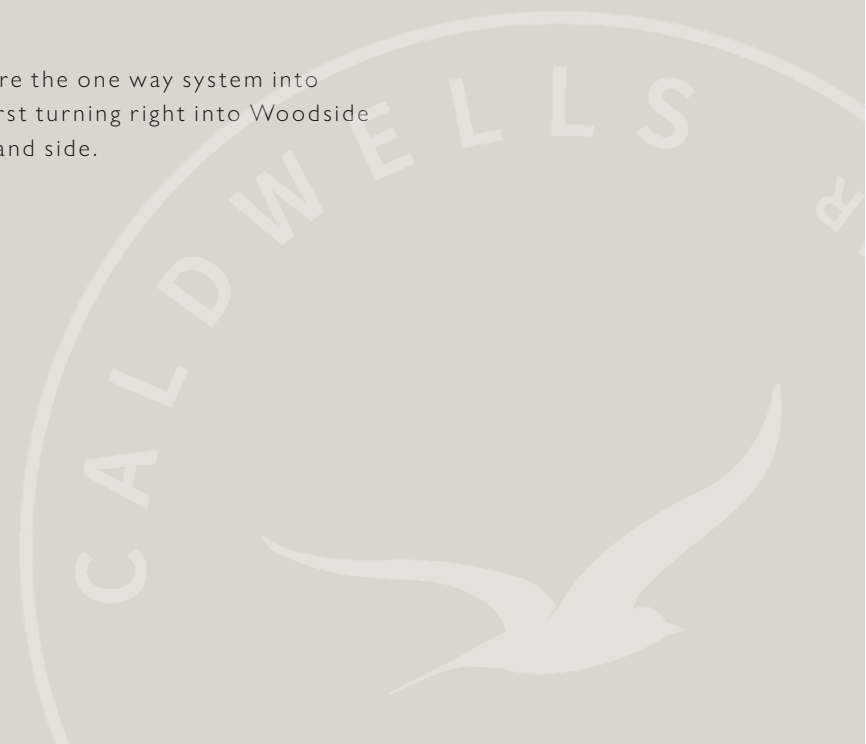
Freehold

## Tax Band

G (£4,061 approx. - 2025/2026)

## EPC Rating

D





# Where do I go for?...



## Bread/milk/newspaper?

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



## Schools?

*Lymington Infants & Juniors and Priestlands Secondary are all nearby. Walhampton is nearby, and there are various preschools and nurseries in the town too*



## 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?

*Lymington train station connects to Brockenhurst which offers a mainline service to London Waterloo (90 mins approx.)*



## A bite to eat?

*There are many well reputed eateries in the town including The Fishermans Rest which is within walking distance, as well as The Haven and The Monkey Brewhouse*



## Gym & swim?

*Elmers Court or Lymington Health and Leisure Centre*



## A stroll?

*We are spoilt for choice! Amble down the cobbled Quay Hill, along Bath Road and take in the scenery of the boats and across the Solent towards the Isle of Wight. You could also hop in the car and be at the open forest in Brockenhurst or the beach at Milford on Sea both within 10 minutes*



## Family day out?

*Beaulieu Motor Museum is 20 minutes drive away and the world famous Paulton's Park and Peppa Pig World is just over 19 miles away! You can also hop on the Wight Link ferry on Undershore Road in Lymington and be on the Isle of Wight in approx. 40 mins*



## Spa day?

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

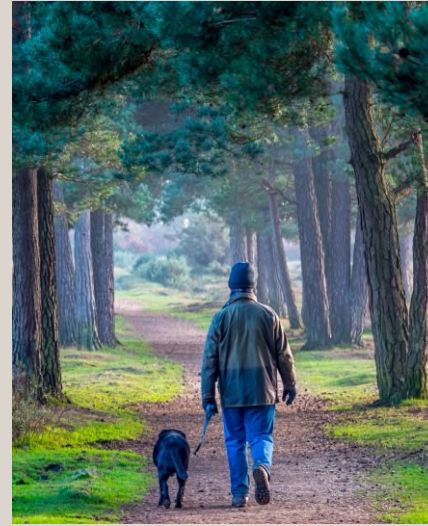
# Escape & Explore...

*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 £1,850,000

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

