



35 Keyhaven Road

LYMINGTON, HAMPSHIRE SO41 0QW

Welcome to 35 Keyhaven Road..

A bright and sunny, detached family house, incorporating a self-contained annex, occupying a sizable, enclosed village centre plot. The property comprises a total of four bedrooms, two bathrooms, three reception rooms.



Take a look around...

This well-presented and versatile detached family home, enjoying a generous and enclosed plot of approximately one-third of an acre in a highly sought-after village centre location. The property benefits from attractive, mature front and rear gardens, a range of useful outbuildings, and a partially covered three-car carport, offering ample parking and storage.

The main house provides bright and spacious accommodation throughout, including three reception areas comprising a living/dining room, a breakfast room/conservatory, and a well-appointed kitchen, alongside a welcoming entrance hall, porch, and cloakroom.

To the first floor are three double bedrooms and a family bathroom.

A particular feature of the property is the self-contained annex, ideal for multi-generational living, guest accommodation, or potential income. This includes its own living room, bedroom, kitchenette/utility, and shower room.

Further benefits include gas central heating and significant scope to extend or enhance the property further, subject to the necessary planning permissions.

Situated just a short, level walk from the village centre, the property is perfectly positioned to enjoy the excellent selection of shops, cafés, and restaurants, making it an ideal family home in a highly desirable coastal setting.



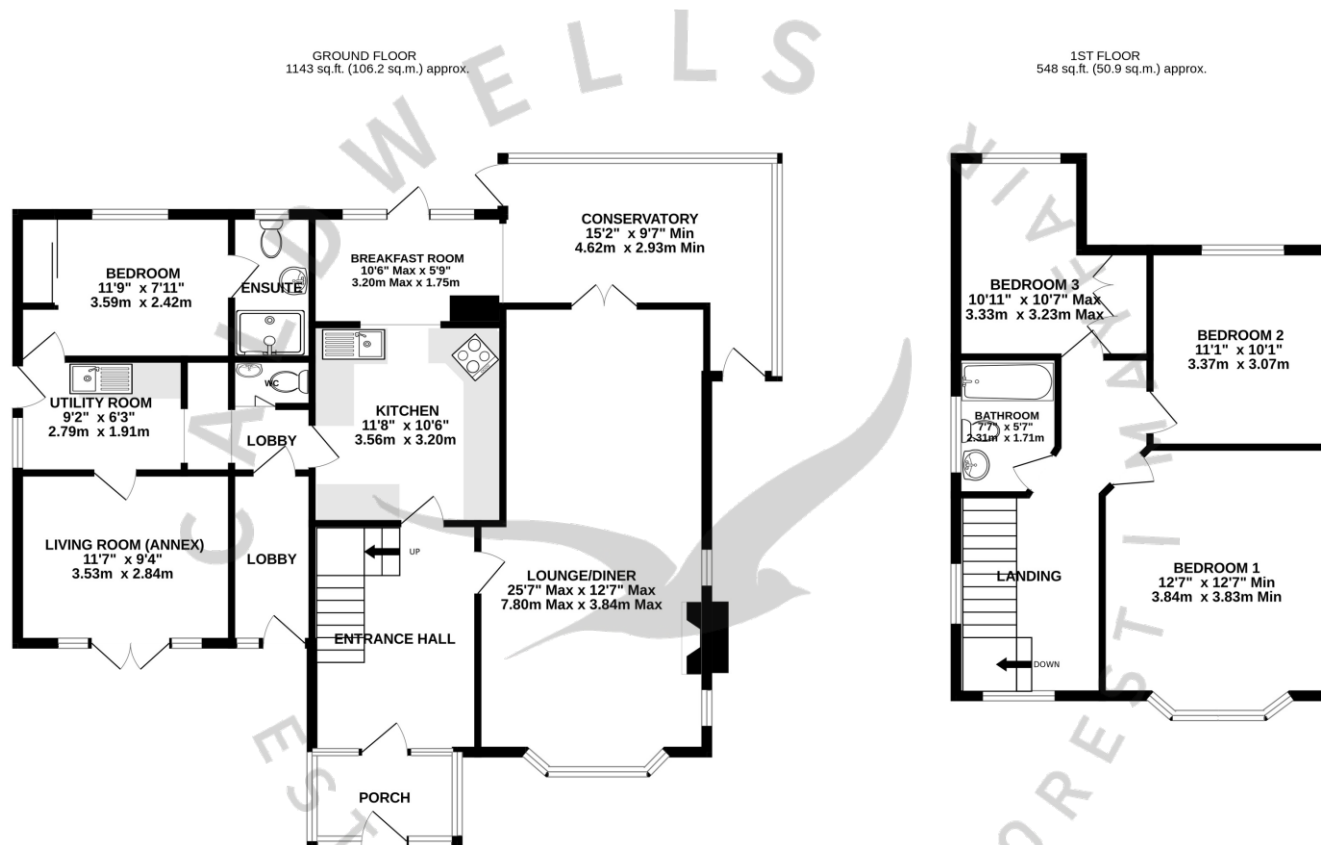


Meet me in the garden...

The property sits centrally within a generous plot, enjoying a well-maintained garden that is predominantly laid to lawn and framed by established flowering borders and mature trees, providing a pleasant degree of privacy. The grounds are enclosed by boundary walling, with a double gate entrance opening onto a driveway that offers ample off-road parking and leads to a useful carport.



Floor Plan



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


Approximately one-third of an acre
Attractive and mature front and rear garden
Various outbuildings
Partially covered three-carport
Short level walk from the village shops
Plenty of scope to extend (STPP)
Gas central heating

Services

All mains services are connected to the property

Directions

From our office at Caldwells, proceed along the High Street and turn onto St Thomas Street, continuing ahead to join the A337 (Milford Road). Follow the A337 out of Lymington towards Milford on Sea, continuing for approximately 3.5 miles. Upon entering Milford on Sea, follow the road as it becomes Church Hill and then High Street. Continue through the village centre before turning left into Keyhaven Road, where the property will be found a short distance along on the left-hand side.

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Tenure

Freehold

Tax Band

E

EPC Rating

D

Where do I go for?...



Bread/milk/newspaper?

Lymington has a Waitrose, M&S Food and Tesco Express, as well as a number of other convenience stores around the town



Schools?

Lymington is home to excellent infant and junior schools, and South Baddlesley Primary and Priestlands secondary are both nearby too. Walhampton School is nearby and there are also various nurseries and preschools



GP/pharmacy?

Wisteria on Avenue Road, Chawton House on St. Thomas Street and Webb Peploe in Church Lane. There are also several pharmacies and dentists in Lymington



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 town 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! Amble down the High Street and the cobbles to the Quay. The open forest is just a short drive away, too



Family day out?

Beaulieu Motor Museum is just a 15 minute drive away and the world famous Paulton's Park and Peppa Pig World is just under 16 miles away!



Spa day?

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



Asking Price £945,000

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

