



# 3 Winton Close

LYMINGTON, HAMPSHIRE,

# Welcome to 3 Winton Close...

*A spacious 2/3 bed roomed townhouse in this sought after location in Solent Avenue close to the mariners and High Street in the historic sailing town of Lyminster, situated within short walking distance of Berthon Marina and the Royal Lyminster Yacht Club.*







# Take a look around...

A covered entrance porch with step leads to the front door, opening into the entrance hall with under stairs storage cupboard. A door on the right leads to the study, which has a connecting door to the sitting room and a range of built-in shelving. There is also a cloakroom/shower room and a utility room with fitted shelving. The sitting room enjoys two sets of French doors opening into the conservatory, which in turn has French doors leading onto the patio and rear garden. The staircase rises to the first-floor landing. The fitted kitchen is equipped with a range of floor and wall-mounted units, incorporating a Bosch double oven, five-ring gas hob with extractor hood over, a 2½ bowl stainless steel sink with waste disposal unit, and space and plumbing for a dishwasher and fridge/freezer. A door leads into the first-floor sitting/dining room, a delightful room featuring two box bay windows to the front. The dining area has a serving hatch through to the kitchen. There is also a cloakroom on this floor. The staircase continues to the second-floor landing, where there are two bedrooms. The principal bedroom benefits from a large dressing room with a range of built-in wardrobes and cupboards, leading through to an en-suite bathroom fitted with a bath, separate shower, low-level WC and wash hand basin. Bedroom Two also has built-in wardrobes. There is an airing cupboard and a separate bathroom fitted with a bath and shower over, low-level WC and pedestal wash hand basin.





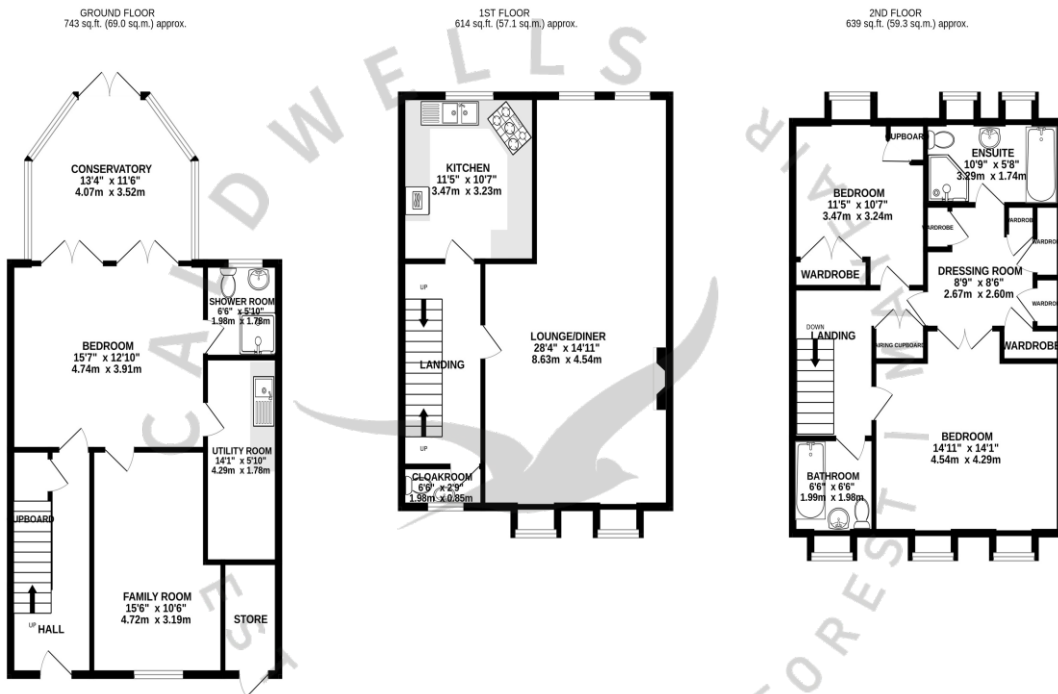
# And there's more...

*Winton Close is a private cul-de-sac leading off Solent Avenue. The property has an allocated parking space directly in front. To the rear is a low-maintenance garden, predominantly paved, with raised Purbeck brick planters stocked with a variety of mature shrubs and plants.*





# Floor Plan



TOTAL FLOOR AREA: 1996 sq.ft. (185.4 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.  
Made with Metropix ©2026


## The finer details...

### The Property

Spacious 2/3 bedroom townhouse in a sought-after location  
 Within easy reach of Lymington High Street and marinas  
 Flexible accommodation arranged over three floors  
 Conservatory opening onto a low-maintenance rear garden  
 Principal bedroom with dressing room and en-suite bathroom  
 Ground floor shower room plus additional cloakroom and family bathroom  
 Utility room and excellent built-in storage throughout  
 Allocated parking space directly in front of the property

### Services

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

 [///seashell.hides.supposing](http://seashell.hides.supposing)

### Tenure

Freehold.

### Tax Band

F

### EPC Rating

C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Where do I go for?...



## Bread/milk/newspaper?

*Lymington has a Waitrose, M&S Food and Tesco Express*



## Schools?

*Local schools include Lymington Infant and Junior schools as well as Pennington Infants and Juniors and Priestlands secondary which are within walking distance. Walhampton School is a short drive away, and there are also various nurseries and preschools nearby*



## GP/pharmacy?

*Lymington has 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, and a pharmacy in Pennington village*



## 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?

*The New Forest Nici or the Health & Leisure Centre, both in Lymington, the latter being within walking distance from 9 Pennington Close*



## 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*



# CALDWELLS

EST 1996

LYMINGTON • NEW FOREST • MAYFAIR

## 30 years of success...

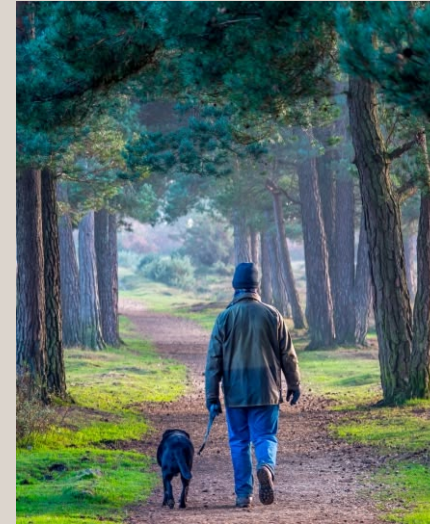


BRITISH  
PROPERTY  
AWARDS

2022, 2023, 2024, 2025

GOLD WINNER

ESTATE AGENT  
IN LYMINGTON



*"To Julian, Jeremy & Staff, Just a note to thank you all for your help and support with the sale and purchase of the properties. Stressful times made easier."*

-Mrs. B



Asking Price £725,000

[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...



BRITISH  
PROPERTY  
AWARDS

2022, 2023, 2024, 2025

GOLD WINNER

ESTATE AGENT  
IN LYMINGTON