



2a Broadmead Close
Lymington, Hampshire, SO41 3TG



Welcome to Broadmead Close...

Approached via a gravel driveway providing generous off-road parking, the property immediately creates a welcoming first impression. Inside, the spacious entrance hall sets the tone, featuring warm wooden flooring, useful built-in storage and access to a stylish ground floor shower room. At the heart of the home is a superbly appointed kitchen and dining space, fitted with a comprehensive range of units, quality integrated appliances and attractive quartz work surfaces. A curved bay window floods the kitchen with natural light, while the adjoining dining area creates an ideal setting for everyday living and entertaining alike. A separate utility room with substantial pantry storage further enhance the practicality of the home.





Take a look around...

The principal reception room is a wonderfully inviting space, centred around a contemporary wood-burning stove with marble surround. Sliding patio doors and feature glazing connect seamlessly with the garden and allow light to pour through the room throughout the day. A further highly versatile ground floor reception room currently provides additional living accommodation but could equally serve as a bedroom, hobby room or home office. This room also benefits from direct access to the conservatory and incorporates a Stiltz lift providing convenient access to the first floor, making the property particularly well suited to buyers seeking enhanced accessibility.





Where dreams are made...

Upstairs, the property continues to impress with a range of well-proportioned and adaptable rooms. Two bedrooms are connected via a stylish Jack and Jill ensuite featuring both bath and separate shower facilities, while one of these rooms also benefits from a generous walk-in wardrobe and adjoining study/home office area complete with fitted furniture and skylight. A further bedroom enjoys the advantage of its own private ensuite shower room and direct lift access, offering excellent flexibility for guests, independent family members or those requiring accessible accommodation.

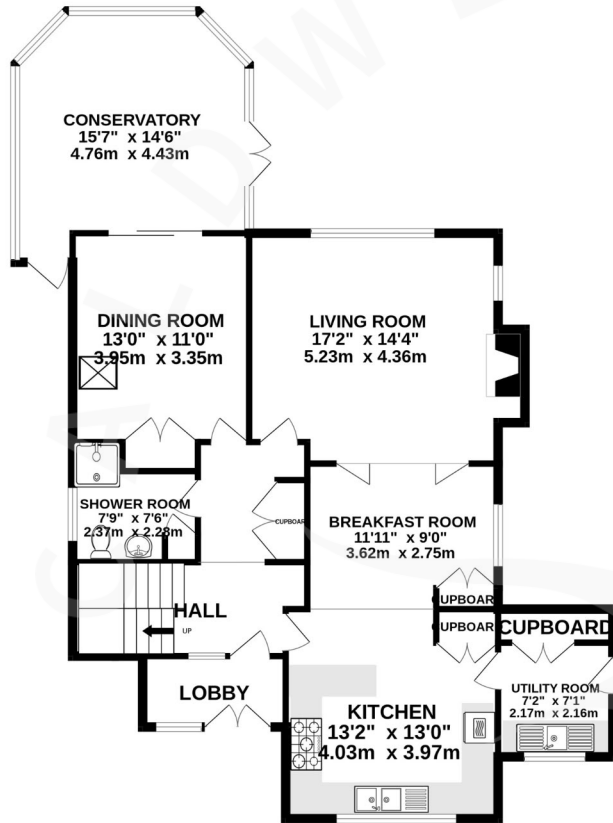


Meet me in the garden...

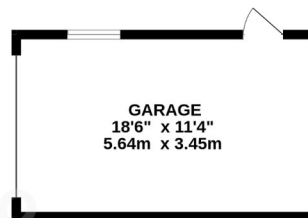
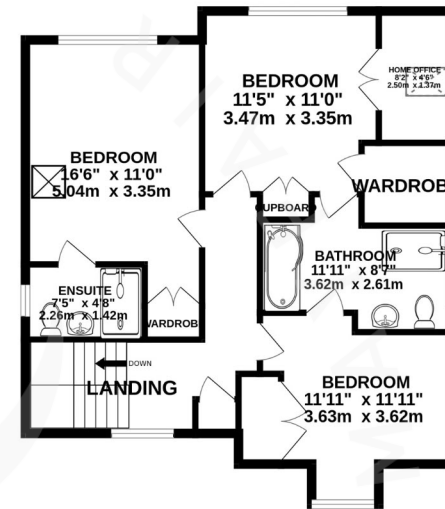
Externally, the property benefits from a detached garage with convenient side access and a gravel driveway providing ample off-road parking. To the rear, the secluded garden is mainly laid to lawn with attractive flowering borders, complemented by two sheds and a covered wood storage area, creating a peaceful and practical outdoor space.



GROUND FLOOR
1340 sq.ft. (124.5 sq.m.) approx.



1ST FLOOR
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 2109 sq.ft. (195.9 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

4 Double bedroom detached house
Detached garage & ample off-Street Parking
Glazed entrance porch with cloakroom
Flexible & versatile accommodation
Two ensuite bathrooms
Superb fitted kitchen and utility room
Very spacious Victorian-Style conservatory
Secluded rear garden with sheds & wood store

Directions

From our office on Lymington High Street, head towards Church Lane. Turn left into Church Lane and follow the road for a short distance before turning right into Ambleside Road, almost immediately, turn left into Broadmead Close, where 2a will be found at the end of the track on your left hand side.

 [what3words ///bakers.untruth.snowy](https://www.what3words.com/what3words-///bakers.untruth.snowy)

Services

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

Tenure

Freehold

Council Tax Band

G

EPC Rating

C



Where Do I Go For?...



Bread/milk/newspaper?

Lymington M&S Foodhall is within walking distance (20 mins), 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 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 Lymington 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! The beach and cliff top at Milford, the sea wall at Lymington and the open forest which are all just a short drive away



Family day out?

Beaulieu Motor Museum is just a 25 minute drive away and the world famous Paulton's Park and Peppa Pig World is just 17 miles away!



Spa day?

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



Asking Price £999,950

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

