

River Walk, Lymington

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Located in the prestigious Lymington Shores development, this contemporary villa has views across the upper reaches of the Lymington River.

3 River Walk, Lymington, Hampshire

Constructed in 2018 to a high specification, this gated development property provides naturally well-lit, luxurious accommodation across three floors and boasts a delightful rooftop sun terrace with panoramic views across the Solent to the Isle of Wight. The villa offers the perfect balance of stylish living and low-maintenance outdoor spaces, including a private riverside garden, an integral garage, and off-street parking.

Upon entering the property through a covered entrance porch, you're greeted by a spacious reception hall with stairs leading to the first floor. The ground floor also features a utility room and a convenient adjacent WC. Double doors open into a magnificent open-plan kitchen and reception room, with a high-specification kitchen equipped with Siemens integrated appliances and an island unit. This living space flows seamlessly into defined dining and sitting areas, with bi-folding doors leading out onto the decked riverside garden, perfect for entertaining or relaxing by the water.

The first-floor accommodation consists of three double bedrooms, each with its own private en suite bath or shower room. The principal suite includes the added luxury of a walk-in wardrobe and a private balcony, offering tranquil views over the river. The second floor houses a versatile sunroom with bi-folding doors that open onto the stunning rooftop terrace. This exceptional space provides the perfect spot to take in the panoramic views across the Lymington River and beyond to the Solent and Isle of Wight.



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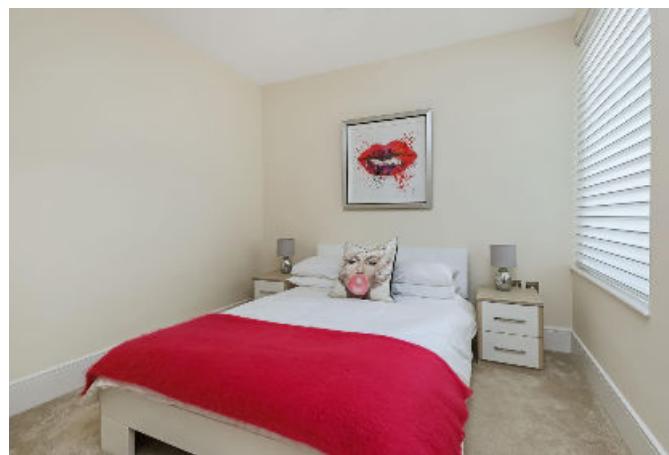
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Location

Lymington has a vibrant high street with a range of restaurants, cafes and independent shops. Also within easy reach are the town's renowned sailing facilities including several sailing clubs and marinas. Lymington is well connected to the capital with trains to London Waterloo taking less than two hours via Brockenhurst. The New Forest National Park surrounds the town offering countless walks and cycle rides across beautiful and unspoilt countryside.

Tenure: available freehold

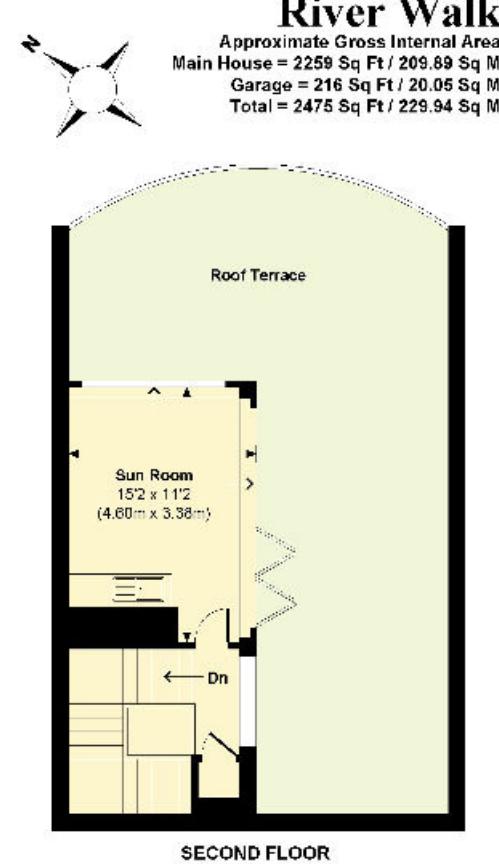
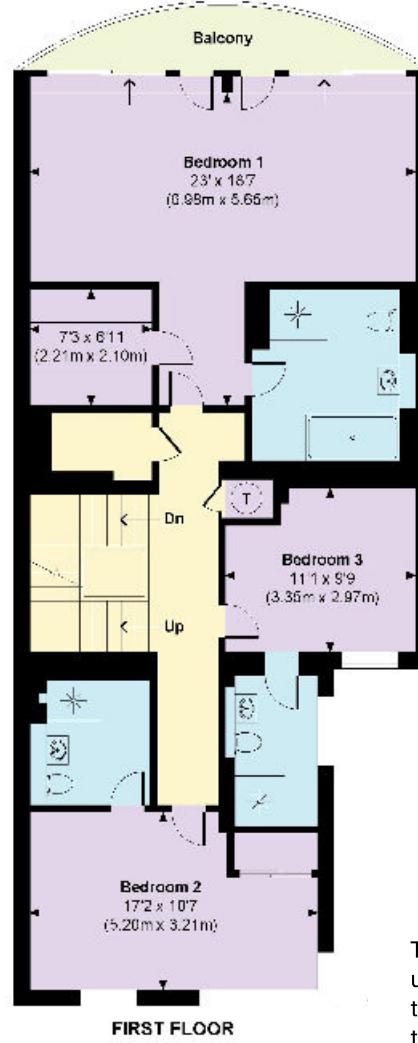
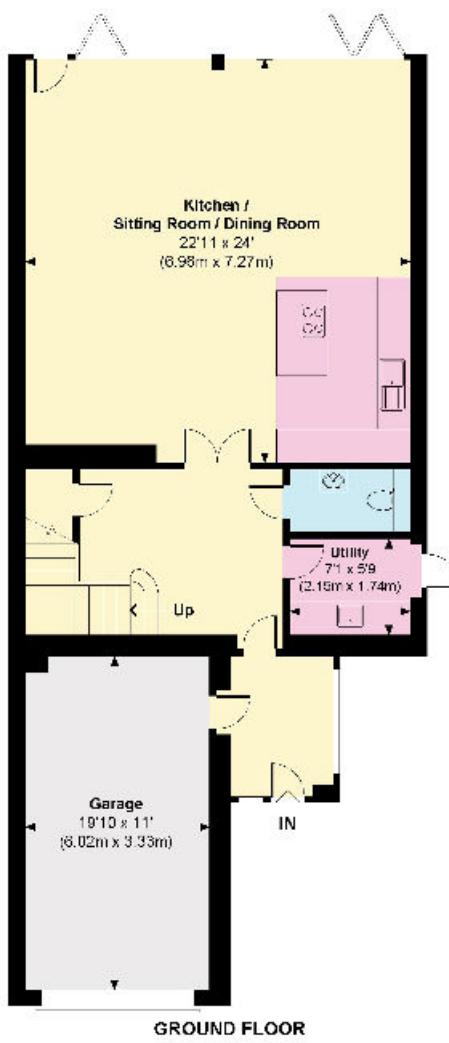
Local Authority: New Forest District Council

Council Tax band: H

Guide price: £1,450,000







River Walk
 Approximate Gross Internal Area
 Main House = 2259 Sq Ft / 209.89 Sq M
 Garage = 216 Sq Ft / 20.05 Sq M
 Total = 2475 Sq Ft / 229.94 Sq M

Knight Frank
 Winchester
 14-15 Jewry Street
 Winchester
 SO23 8RZ
knightfrank.co.uk

We would be delighted to tell you more
 Ed Hunt Lottie Lambert
 01962 677236 01962 677246
edward.hunt@knightfrank.com lottie.lambert@knightfrank.com

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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