



# 11 Victoria Place

LYMINGTON, HAMPSHIRE SO41 3TD

# Welcome to 11 Victoria Place...

*Quietly positioned in a small cul-de-sac on the south side of Lymington, this detached family home has four bedrooms, two reception rooms and a modern kitchen dining room. The property has a good sized rear garden, off-road parking and an integral double garage, and is within easy reach of the High Street, yacht clubs and marinas.*



# Take a look around...

The canopy porch and front door open into the spacious hall where there is a staircase leading to the first floor with a useful under stairs storage cupboard, and a cloakroom. A glazed door then leads through to the sitting room which has an attractive bow window to the front and a feature fireplace fitted with a gas fire. Folding doors then give access through to the garden room which has casement doors opening out onto the rear garden. From the sitting room, a glazed door leads through to the kitchen/dining room which also has a return door to the hallway. The kitchen is fitted with a modern range of floor and wall mounted units incorporating a Bosch double oven and microwave, Bosch gas hob with extractor above, one-and-a-half bowl stainless steel sink, space/plumbing for a dishwasher and space for a large fridge freezer. A half glazed door gives access to the side of the house. Leading off from the kitchen is the dining room which has ample space for a large dining table and views over the garden.

From the hall, the staircase leads up to the large galleried landing where there is an access hatchway to the part-boarded roof space which via a pull-down ladder. The built-in airing cupboard houses the pressurised hot water tank. The main bedroom has large built-in wardrobes and a modern en suite bathroom which comprises a panelled bath with shower over and glass screen, WC and vanity unit. Bedroom two and three are both large doubles having built-in wardrobes and bedroom four is a generous single room with a bulkhead cupboard. There is also a shower room fitted with a modern suite comprising a walk-in shower enclosure, WC and vanity unit.



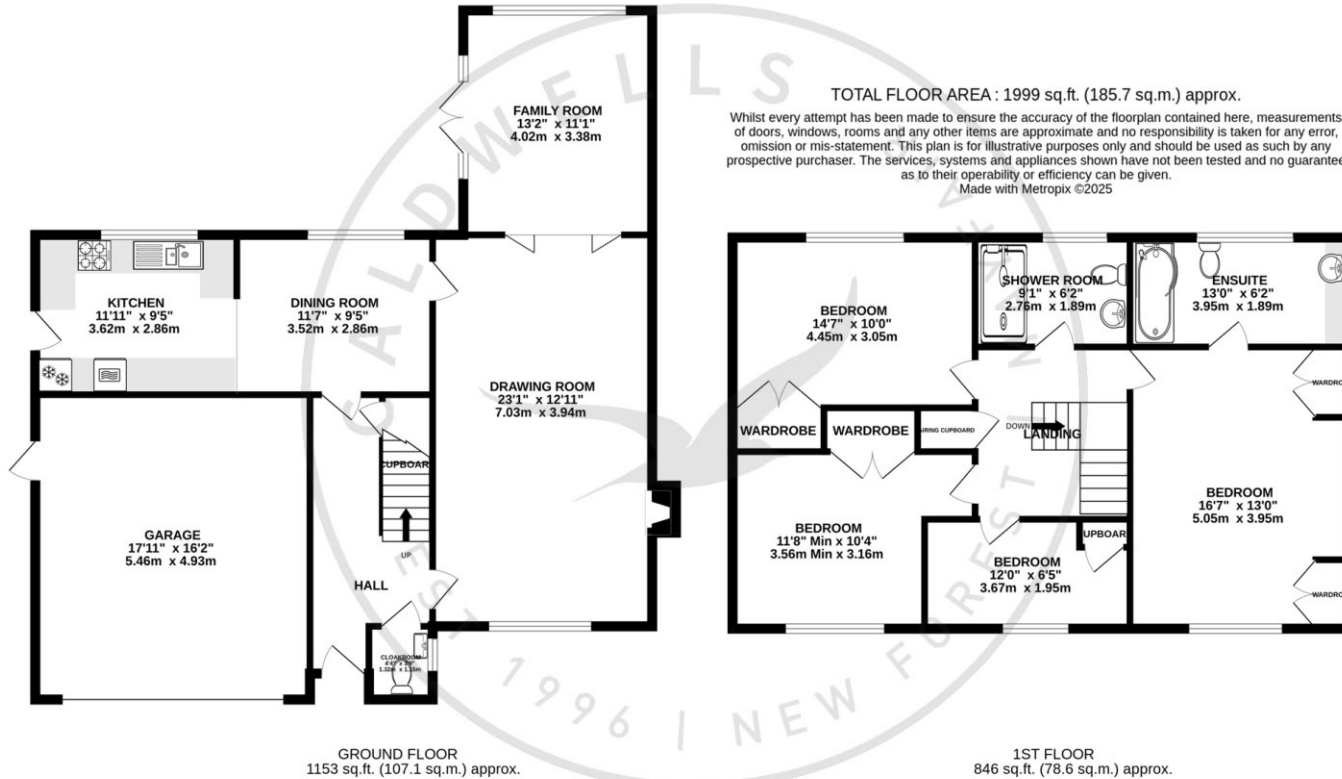


# Meet me in the garden...

*The large tarmac drive provides ample off-road parking for several vehicles and leads to the integral double garage which has an up-and-over door to the front with power/light connected and space/plumbing for a washing machine and tumble dryer. The Worcester gas fired boiler is housed here which provides domestic hot water and central heating which runs on a Hive system allowing full remote control. The front garden is laid to lawn with a paved path leading to the front door and a mature hedge to the front screening the house well from the close. Down the side of the property there is access to the attractive rear garden which is mainly laid to lawn with flowerbeds stocked with a variety of mature shrubs, plants and trees and there is a feature octagonal patio.*



# Floor Plan



*The finer details...*


## The Property

- Detached family home with four bedrooms
- Premium location on the south side of Lymington
- Off-road parking & integral double garage
- Good sized rear garden
- Sitting room & separate garden room
- Kitchen/dining room
- Cloakroom
- En suite bathroom to the main bedroom
- Shower room

## Services

All mains services are connected to the property

## Directions

From our office in the High Street proceed up to the church and turn left into Church Lane. Follow the road along and continue as it becomes Broad Lane. After a short distance, turn right into Old Orchards and follow the road round the bend then turn right into Pearmain Drive then the second left into Victoria Place where the  property will be seen on the right hand side.

[///broached.carting.exists](http://broached.carting.exists)

## Tenure

Freehold

## Tax Band

F (£3,353.71 approx. - 2025/2026)

## 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 £995,000

[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...

