



## Viney Cottage

Viney Road, Lympington, Hampshire, SO41 8FF



# Welcome to Viney Cottage...

A glazed entrance porch provides useful coat-hanging space and leads through an inner front door into the hallway, with stairs rising to the first floor and an understairs cloakroom fitted with a low-level WC and corner-mounted wash basin. The hallway continues through the house. the attractive sitting/dining room, enjoying a west and south-facing aspect overlooking the garden. This charming room features a brick fireplace with hearth and mantel, exposed beams, and built-in shelving. At the end of the hallway is the dining room, which benefits from built-in niche cupboards with shelving to either side and a glazed door opening into the south-facing conservatory. The conservatory has a tiled floor and French doors opening directly onto the garden.





# Take a look around...

*On the right-hand side is the kitchen, fitted with a range of floor and wall-mounted oak cupboards, a stainless-steel one-and-a-half bowl sink unit with mixer taps, and a cupboard housing the Alpha gas-fired boiler providing domestic hot water. There is space for a cooker, dishwasher, and fridge. Beyond the kitchen is a rear porch with plumbing and space for a washing machine, additional space for a fridge/freezer, and room for a gas-fired cooker with electric ovens.*





# Where dreams are made...

*A staircase rises to the first-floor landing, where a window adds light to the space. The principal bedroom enjoys dual aspects, facing east with views towards the river and west overlooking the garden. This room also features a built-in vanity unit with a wash basin and useful fitted storage. The second bedroom enjoys lovely outlooks towards the river and the Mayflower. A separate WC and a well-appointed family bathroom serve the first floor, the latter fitted with a panelled bath with mixer taps and shower attachment, vanity unit, WC, and fully tiled walls.*



# Meet me in the garden...

*Viney Cottage is approached via a picturesque tree-lined lane, with access through two five-bar gates. The driveway leads to a detached garage with an adjacent carport and ample space for turning and parking. A timber-framed garden studio is also located on the property. The garage features an up-and-over door, power, lighting, and a workbench, with two additional storage cupboards accessible via their own doors. The rear garden is mainly laid to lawn, flower borders, a central apple tree, and a variety of mature plants, providing a high degree of privacy.*





# The Finer Details...

## The Property

Charming Detached Character Cottage

Detached garage with carport, workbench, and additional storage

Glazed entrance porch with cloakroom

Sitting/dining room with fireplace, beams, and garden views

Dining room opening to south-facing conservatory

Three bedrooms with garden/Isle of Wight views

Rear porch/utility area

Private rear garden

## 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 Daniells Walk. Continue ahead and then turn left into Belmore Lane. At the roundabout, continue straight onto All Saints Road and follow this road for a short way. Turn right into Viney Road, just after the Fisherman's Rest public house, where the property can be found.

 [what3words](https://www.what3words.com/topics/hamper/blocking) ///topics.hamper.blocking

## Services

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

## Tenure

Freehold

## Council Tax Band

F - Estimate: £3,327

## EPC Rating

D



# 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 £810,000

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

