



HAYWARD FOX

*OTTER HOUSE
PRIVATE ROAD
LYMINGTON SO41 9EW*

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An opportunity to purchase a bespoke brand new detached house being constructed to a high standard specification with contemporary open plan kitchen/living room, study/snug on the ground floor with three bedrooms and two bathroom/shower rooms to the first floor. The property has off street parking, paved terrace and rear garden offering an excellent degree of privacy being flanked by mature trees. The property is peacefully situated at the end of this private road which is within walking distance of the high Street and town centre. Lymington offers a comprehensive range of shops, community facilities and is renowned as the yachting centre of the Solent enhanced by its yacht marinas, yacht havens and yacht clubs.

The open forest is a short drive offering a wide range of recreational pursuits and Brockenhurst has a mainline Railway Station with London Waterloo being 1 hour 35 minutes.

Specification

Kitchen

High gloss kitchen cupboards and drawers
30mm Teltos Cometa Quartzite worktop
Neff combination microwave oven
Neff circo therm single oven
Neff induction hob with Neff chimney extractor hood
Neff integrated dishwasher
Neff integrated fridge freezer

Utility/WC

Space and plumbing for washing machine and tumble dryer.

Bathroom

Bath with mains shower over, vanity basin, part tiled walls and tiled floor.

En-Suite Shower

Mains shower, vanity basin, tiled shower area and tiled floor.

Doors and Flooring

Internal doors are pre-finished oak doors through out

Flooring:

Ground floor – French oak wood flooring.

Carpets to ground floor study/snug, stairs and bedrooms.

Tiled floor to bathroom and en-suite.

Heating

Under Floor Heating to ground floor.

Radiators to first floor.

External doors and windows

Front door - Solidor Palermo solid front door.

Patio doors and windows – UPVC.

TV Aerial Points

Bedrooms and Living Room.

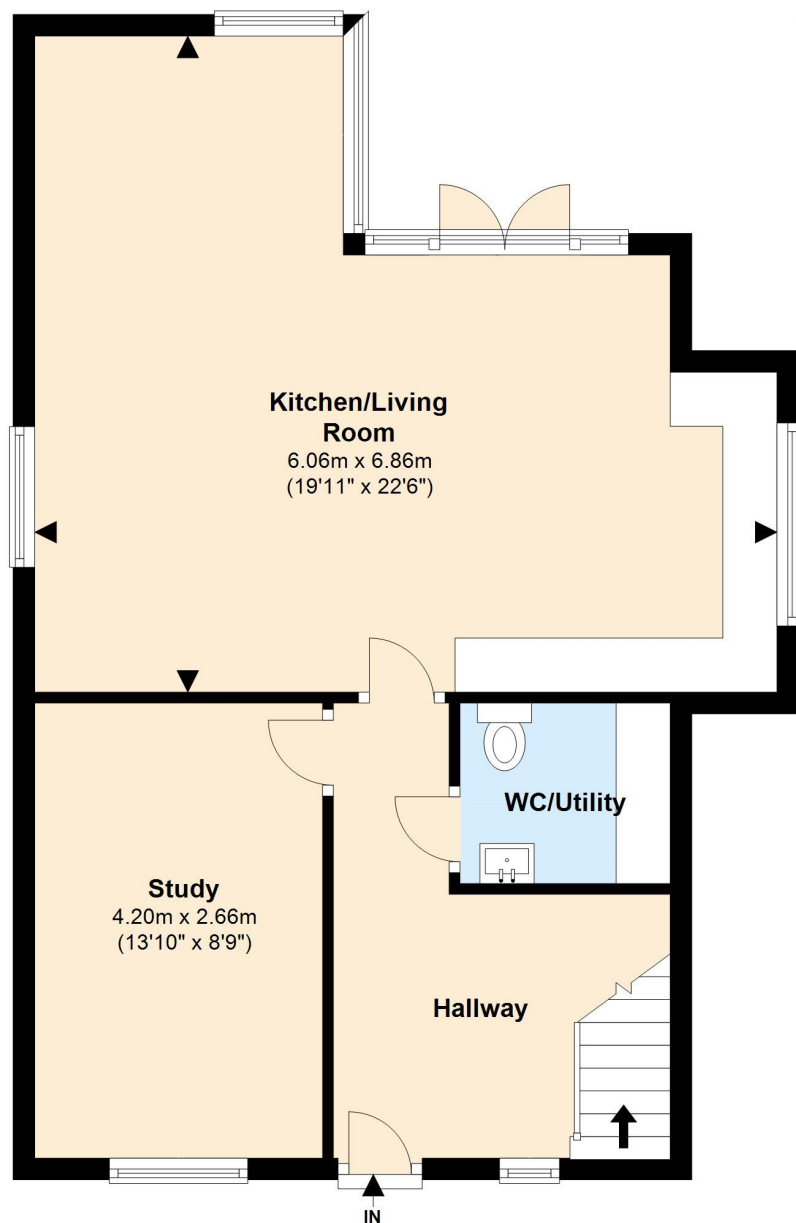
Guarantee

Premier Guarantee 10 year New Build Warranty.



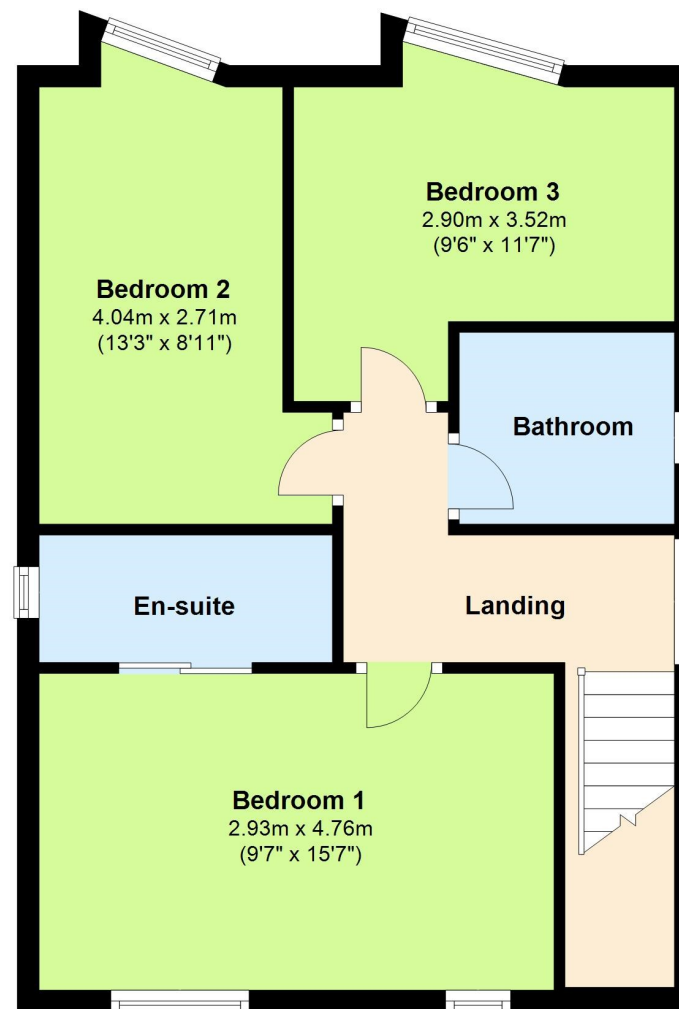
Ground Floor

Approx. 57.6 sq. metres (620.4 sq. feet)



First Floor

Approx. 49.5 sq. metres (532.4 sq. feet)

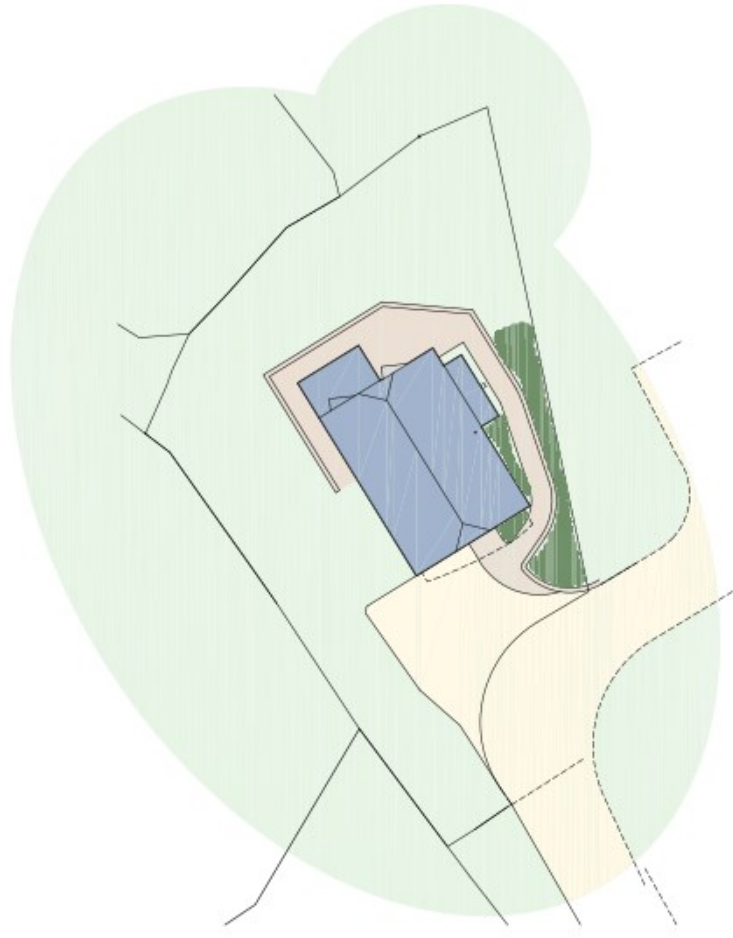


Total area: approx. 107.1 sq. metres (1152.8 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale.

Plan produced using PlanUp.

PRICE £485,000... FREEHOLD



Directions

Proceed down the High Street baring left into Gosport Street. Continue straight over both mini roundabouts into Marsh Lane and take the second left by Majestic Wines into Private Road where Otter house is seen in the small private close.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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