



## LOWER BUCKLAND ROAD, LYMINGTON, OIE £995,000 FREEHOLD

An exceptional opportunity to acquire a characterful four-bedroom home, accompanied by two self-contained cottages – a two-bedroom and a one-bedroom – offering incredible flexibility. Whether as a lucrative holiday let, long-term rental investment, or the potential to create one substantial residence, this property presents various possibilities. With generous parking, a spacious garden, and a prime location just a short walk from Lymington High Street, this is a unique offering in the heart of the New Forest.

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### **Silk Cottage (Two-Bedroom Cottage)**

The ground floor contains a kitchen, living room, and a twin bedroom with an en-suite shower room, including a cubicle shower, hand basin, and WC. The lounge/dining area has a large corner sofa and a dining table with seating for four. The kitchen is equipped with a gas hob, electric oven, freezer, microwave, fridge, dishwasher, and a washing/drying machine.

The first-floor principal bedroom includes a king-size bed, storage space, and an en-suite bathroom with a bath, hand shower, wash basin, and WC.

Outside, the cottage has off-road parking for one vehicle and access to a communal lawn area with a table and chairs.

Agents Note: Silk Cottage is being sold fully furnished.



### **Lace Cottage (One-Bedroom Cottage)**

The property consists of a double bedroom with an en-suite bathroom, including a bath with overhead shower, WC, and wash basin. The living areas feature a sitting/dining room and an open-plan kitchen/breakfast room. The kitchen includes floor and wall-mounted units, an electric oven, gas hob, fridge, freezer, microwave, dishwasher, washer/dryer, and breakfast bar with granite worktops.

Outside, the front of the property provides ample off-road parking. The garden includes mature trees, shrubs, and flower borders. A paved terrace extends from the conservatory and second bedroom. A garden shed is located on the property for additional storage.

Agents Note: Lace Cottage is being sold fully furnished.





### Silk House (Main Residence)

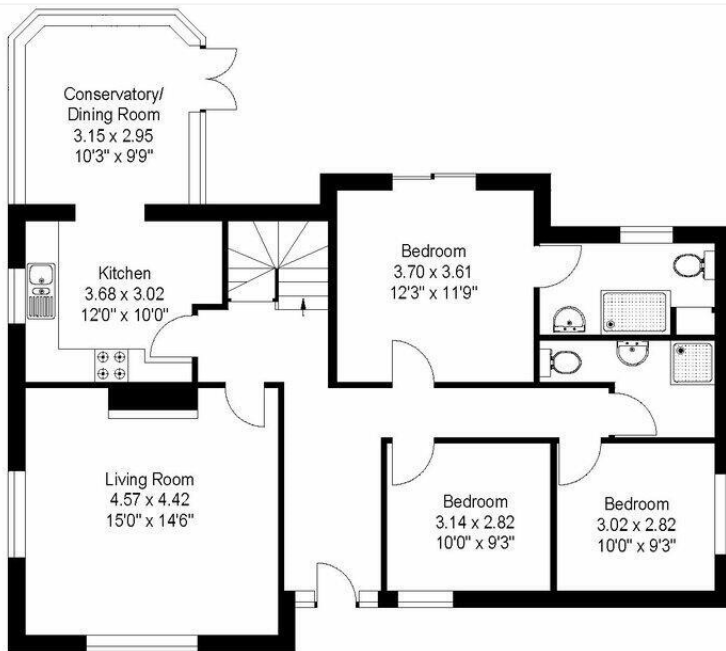
The entrance hall includes a staircase leading to the first floor and an under-stair storage cupboard. The sitting room has a gas flame effect fire and a dual aspect front and side windows. The kitchen contains floor and wall-mounted units, granite countertops, a four-burner gas hob with an overhead extractor, a Samsung electric oven, an integrated fridge, and a sink. A square archway connects the kitchen to the conservatory/dining room, which has views of the rear garden.

Bedroom two is located on the ground floor and has double doors opening to the rear

Bedroom two is located on the ground floor and has double doors opening to the rear garden and an en-suite shower room with a double shower enclosure, wash basin, WC, and an airing cupboard. The Vaillant gas-fired boiler is located here, supplying hot water and central heating. Bedroom three is a fair size double room with a connecting door to Silk Cottage. There is an additional fourth double bedroom and a shower/utility room with a shower enclosure, wash basin, WC, and space for a washing machine and dryer.

The first floor features the main bedroom, which includes a study space, a dressing area with built-in wardrobes at both ends, and an en-suite bathroom with a panelled bath, shower screen, vanity unit with a wash basin, and WC.

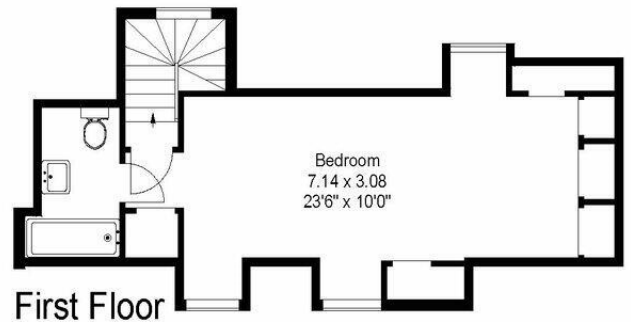
The driveway, accessed from Lower Buckland Road, provides off-road parking for multiple vehicles. The rear garden includes a paved terrace adjacent to bedroom two and the conservatory/dining room. The remaining garden is laid to lawn and contains apple, cherry, mulberry, and banana trees. A timber shed is located in the garden, and a gate provides access to the front.



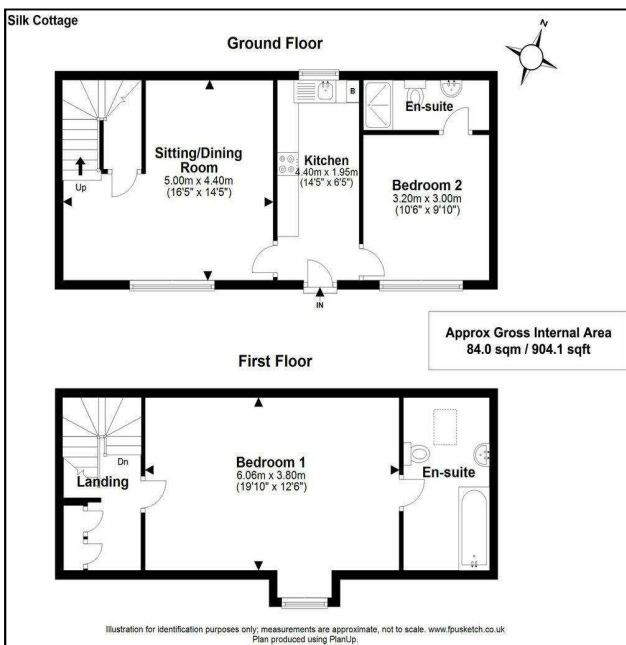
Approximate  
Gross Internal Floor Area  
Total: 131sq.m. or 1410sq.ft.

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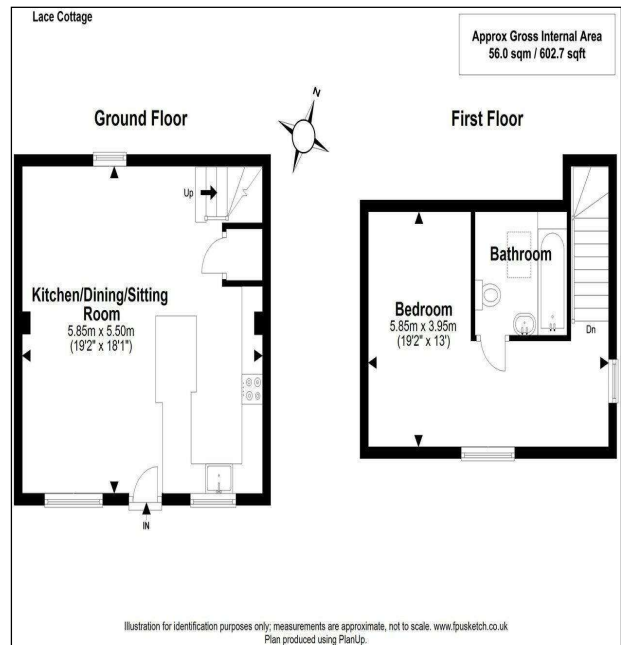
FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE



Ground Floor



Approx Gross Internal Area  
84.0 sqm / 904.1 sqft



Approx Gross Internal Area  
56.0 sqm / 602.7 sqft

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Ref: MOS250007

Tenure: Freehold

Council Tax Band: E

Silk/Lace Cottage: A

Water Supplier: Southern Water

Heating: Valliant Gas Boiler

For supplier/speed we refer to Offcom.

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