



£1,450,000
Hillside, The Strand, Lymington, Devon, EX8 5JS



Superb period residence which has been meticulously renovated and extended to over 3,800 sq ft (including garage and gym), offering a rare blend of timeless character and contemporary luxury. Designed by award-winning architects and finished to an exceptional standard throughout, the property is set in the centre of this highly sought-after estuary village, just a short stroll from the water and train station. Whilst the property enjoys a prime position in the heart of the village, it remains wonderfully private and is not overlooked – a rare combination for such a central location.

- 36' Exceptional open-plan kitchen/family room with bespoke fittings
- Sitting Room
- Dining Room
- Sun Room
- Utility
- Ground Floor Shower Room
- First floor Cinema / Games Room (Alternatively could be used as Bedrooms 4 & 5 and Bathroom)
- First Floor Home Gym (above garage)
- Study/Bedroom 4

- 3/4 Bedrooms - Master bedroom suite with dressing room and luxury en-suite bathroom
- Family Bathroom
- South-facing landscaped garden
- Heated outdoor pool and hot tub
- Stylish outdoor entertaining areas with lighting and speaker zones
- Double garage with through-access
- Smart home integration with multi-room audio and cinema wiring
- Award-winning architectural design and full renovation

LOCATION: Hillside sits in the heart of the village of Lymington with its many amenities, including 3 Public Houses, a Primary School in the middle of the village, with St Peter's Independent school on its outskirts, a shop, Post Office, Doctors Surgery, Sailing Club, Village Hall as well as a park and several recreational spaces. A Michelin-starred restaurant and boutique hotel are close by, further enhancing the area's appeal. Lymington has great transport connections to both Exmouth & Exeter, either by train, bus or the Exe Estuary Cycle track. Exmouth town is less than 2 miles away boasting over 3 miles of glorious golden sands, a vibrant shopping centre that hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. The property is also well placed to take advantage of the East Devon countryside, with Woodbury Common less than a mile away.

Accommodation Comprises (all room sizes are approximate):-

GROUND FLOOR

ENTRANCE Solid wood front door opens into a welcoming lobby with space for coats. A second door leads to:-

RECEPTION HALLWAY Attractive tiled flooring. Glazed walkway leading to the kitchen. Stairs rising to the first floor. Doors leading off to:-

SITTING ROOM 16' 7" (5.05m) x 15' 11" (4.85m) A charming room with painted wooden flooring and half-height wood panelling. Bay window to the front allowing for plenty of natural light. Feature fireplace with tiled surround.

DINING ROOM 13' 4" (4.06m) x 12' 11" (3.94m) A beautifully appointed room with a gas fire set in a tiled surround. Wood panelling to the walls. Elegant Versailles parquet flooring. Recessed window offering views of the garden. French doors open onto the rear walkway. A concealed door provides access to the garage.

GLAZED WALKWAY Extending from the hall:- a striking glazed walkway leads to the rear of the property, kitchen and:-

UTILITY CUPBOARD

DOWNSTAIRS SHOWER ROOM Fully tiled shower. W.C. Wash hand basin.

UTILITY ROOM Well quipped. Fitted worktop with inset sink. Washing machine. Dishwasher.

KITCHEN/BREAKFAST/FAMILY ROOM 36' 8" (11.18m) x 15' 7" (4.75m) This open-plan living space has been thoughtfully designed to maximise the connection with the garden, featuring floor-to-ceiling glazing and three sets of sliding doors. Range of fitted cupboards and drawers. Bespoke polished concrete island housing oak-lined drawers. Induction hob with integrated

extractor. Further fitted dishwasher. High-spec Bulthaup cabinetry includes a hidden sink unit and ample storage, complemented by a built-in fridge and two Gaggenau self-cleaning ovens. The room also features a fitted wood-burning stove and stylish bespoke parquet flooring.

SUN ROOM 16' 5" (5m) x 9' 10" (3m): Sliding glass doors to three side. Electric heater. Electrically controlled louvred opening roof. A perfect addition for alfresco dining.

FIRST FLOOR

LANDING Stairs rise to the second floor. Doors lead to the principal bedroom suite and study, with a walkway extending to the home cinema and games room.

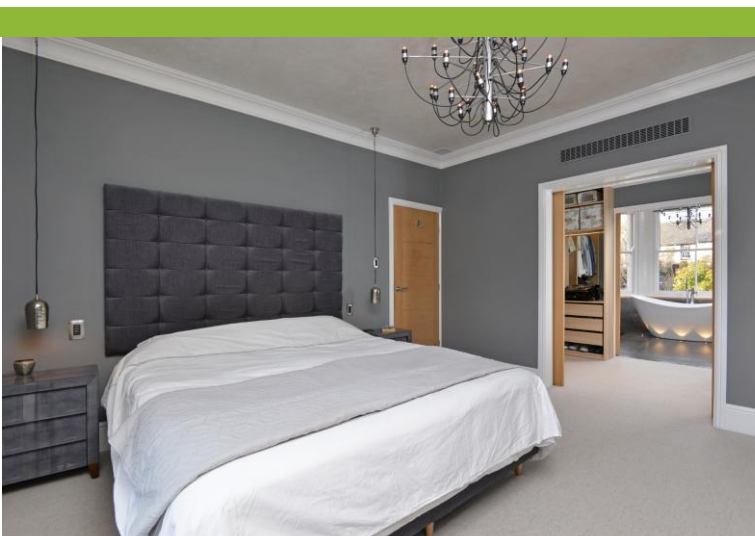
HOME CINEMA AND GAMES ROOM OR BEDROOMS 4 & 5 AND BATHROOM 31' (9.45m) x 15' 7" (4.75m)

Located at the rear of the property, this superb space was originally configured to accommodate two bedrooms and a bathroom and could easily be reconfigured, with plumbing and electrics already in place.

Currently designed as a luxurious entertainment suite, it features a built-in surround sound speaker system, wall-mounted TV with concealed cinema screen, bespoke cabinetry, two wine fridges and ducted air conditioning. Expansive windows overlook the garden, with electrically operated curtains for convenience and privacy.

BEDROOM 1 - PRINCIPAL SUITE 13' 7" (4.14m) x 13' 3" (4.04m) Positioned in the original part of the house, this elegant principal bedroom enjoys garden views from a rear-facing window. Features include a stylish gas fireplace, concealed TV point, ducted air conditioning. Sliding doors lead to:-

DRESSING ROOM 13' 7" (4.14m) x 5' 10" (1.78m) A well-appointed space offering a range of fitted cupboards and drawers. Sliding door through to:-



BEDROOM 4/ STUDY 8' 11" (2.72m) x 6' 11" (2.11m) A bright and functional workspace. Window to the front. Fitted desk complemented by ample built-in cabinetry.

FIRST FLOOR HOME GYM 17' 11" (5.46m) x 11' 6" (3.51m) Equipped with air conditioning and fitted storage.

AGENTS NOTE: The vendor advises that there is a documented right of way over the neighbouring property's driveway to access the garage. This is subject to a shared cost agreement for any repairs or maintenance. Copies of the relevant Land Registry documents are available on request.

