



3 Quadrille Court, St Thomas Street | Lyminster | Hants | SO41

**WOOLLEY
& WALLIS**



3 Quadrille Court
Lymington, Hampshire SO41 9NA

Situated in the heart of Lymington, a beautiful five bedroom Grade II* listed town house full of character and set over three floors, with a large private south facing garden, garage and parking. Chain free.

Guide Price: £1,250,000

Kitchen/breakfast room | Dining Room | Sitting Room | Conservatory
Five bedrooms | Shower room | Bathroom
Cloakroom | Ground floor cloakroom

Garden | Single garage | Two driveway parking spaces



PROPERTY DESCRIPTION

- OVERVIEW

3 Quadrille Court was originally built in the 16th Century as a French Officers Mess and remodelled into three dwellings in 1710.

The property is full of character and charm with five bedrooms, a large private south facing garden, garage and parking.

- THE PROPERTY

The ground floor is light and bright with good sized accommodation.

There is a kitchen/breakfast room, sitting room, formal dining room or snug and a conservatory. There is also a guest cloakroom.

On the first floor there are two double bedrooms, a single bedroom, a family bathroom and a cloakroom.

On the second floor there are two double bedrooms and a large shower room.

In all approximately 190.3 sq m (2048 sq ft) of accommodation over three floors.

- OUTSIDE

To the side of the property is a large, private south facing garden. The garden is attractive with pretty patio areas and a lawned area.

At the end of the garden there is a single garage and driveway parking for two cars.

Large, sunny south facing garden





SITUATION

Situated just off St Thomas Street, 3 Quadrille Court is one of just three character properties set around a courtyard garden.

Whilst it opens on to St Thomas Street, it feels surprisingly quiet and private, a step removed from the hustle and bustle.

Lymington high street has numerous high quality boutiques, restaurants, supermarkets, doctors' surgeries, dentists and pharmacies as well as the quaint cobbled street of Quay Hill. It is also very well situated for the marinas and yacht clubs offering plenty of opportunities for water sport enthusiasts.

Lymington train station has a link to the main line station of Brockenhurst connecting to London Waterloo (under two hours away).

The M27 is accessed at Junction 1 or 2 and links to the M3 providing easy access to Winchester, Basingstoke and London.

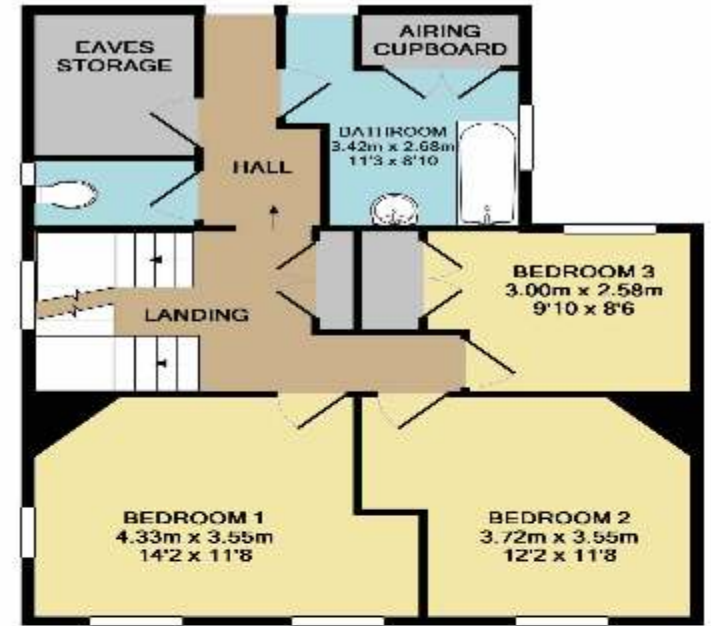
Southampton and Bournemouth Airports are also close by with local and international connections.

There are many well regarded private and state schools within a short drive, including Lymington Infant and Junior Schools, Priestlands Secondary School, Walhampton Independent School and Ballard School.



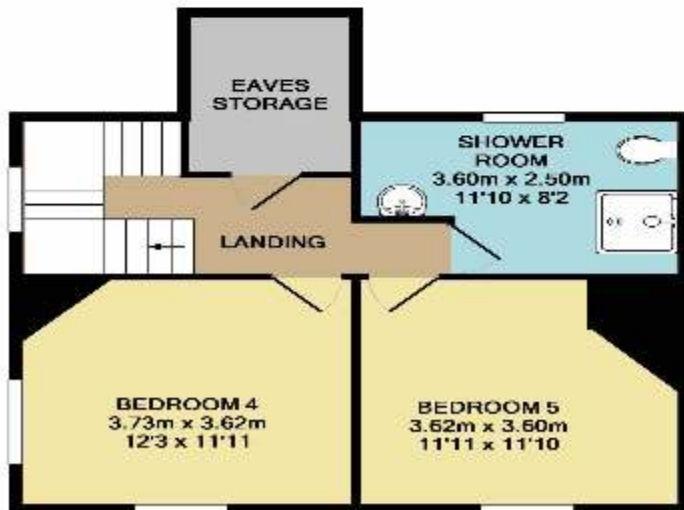


GROUND FLOOR
 APPROX. FLOOR
 AREA 81.7 SQ.M.
 (879 SQ.FT.)



1ST FLOOR
 APPROX. FLOOR
 AREA 62.5 SQ.M.
 (673 SQ.FT.)

FLOOR PLAN CREATED BY WOOLLEY & WALLIS ESTATE AGENTS
 TOTAL APPROX. FLOOR AREA 190.3 SQ.M. (2048 SQ.FT.)
 Measurements are approximate. Not to scale. Illustrative purposes only.
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2ND FLOOR
 APPROX. FLOOR
 AREA 46.1 SQ.M.
 (496 SQ.FT.)

SERVICES AND COUNCIL TAX

Mains electricity, gas, water and drainage.

Council Tax Band: E

DIRECTIONS

From our office in Gosport Street follow the road round and up into the High Street. Continue as the road becomes St Thomas Street and on the left you will see iron gates in a brick wall with a name plaque. The property is the far property.



AGENT'S NOTES

Woolley & Wallis and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
4. These particulars were prepared in April 2024.





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VIEWINGS

All viewings should be by appointment only arranged through our Lymington Office:
24 Gosport Street Lymington Hampshire SO41 9BE
01590 689878 lymington@w-w.co.uk www.w-w.co.uk