



3 Pyford Mews
LYMINGTON, HAMPSHIRE S041 3ND

Welcome...

An attractive two bedroom retirement bungalow enjoying a secluded rear garden and allocated car port situated in this popular development within easy reach of Lymington High Street and all local amenities, as well as the beautiful Woodside park just a five minute walk away from the property.





3 Pyford Mews

The UPVC front door opens into an entrance hall where there is access to a cloakroom with wash basin and WC. A door from the hall then leads into the sitting room which enjoys and a dual aspect, electric fireplace and french style double doors leading to a light and airy conservatory. The sitting room then gives access into the kitchen which enjoys tiled flooring and has a full range of floor and wall mounted units incorporating a four-ring electric hob, an electric oven, a double bowl stainless steel sink (incorporating a waste disposal unit), a space for a washing machine area and a fridge/freezer.

From the inner hall you will find access to a lovely double bedroom with fitted wardrobes and chest of drawers. There is an electric button which activates a loft ladder with handrails providing easy access to loft the storage space. Windows from this bedroom face the rear courtyard garden. Bedroom two is currently used as a study/office. There is a large desk and glass-fronted bookshelves as well as cupboard. Built into the shelving unit is a cleverly hidden pull-down bed. This room has double patio doors leading into the paved garden. A further door from the inner hall leads into a large shower room with tiles, a white suite comprising a double width shower cubicle, a WC and wash hand basin. The property is approached via a picket gate leading into the front garden which is lawned with flowering beds and bin area.



Asking Price
£350,000

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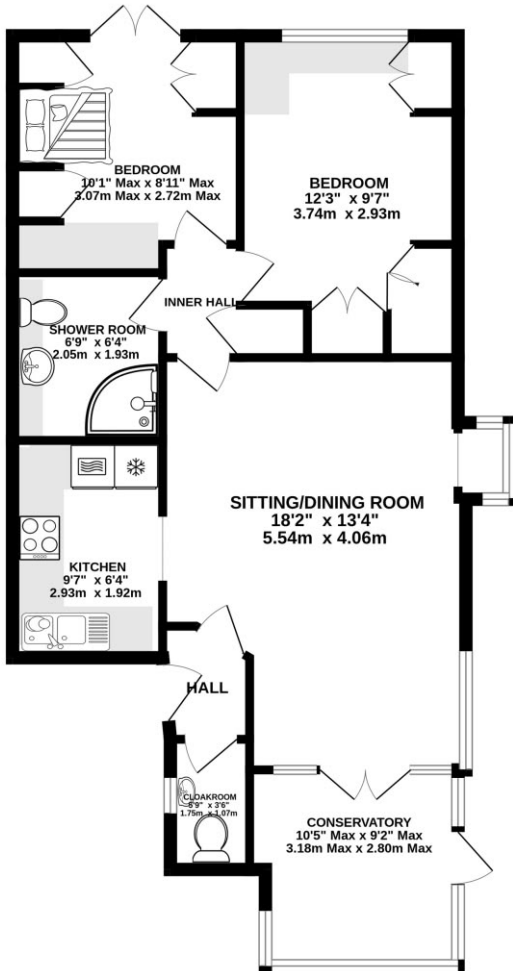


Meet me in the garden

The rear courtyard garden enjoys raised beds and seating area and is very secluded. The property also benefits from a numbered car port.



GROUND FLOOR
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The finer details...

The Property

This attractive semi-detached bungalow is perfect for anyone looking for a peaceful over 55s home in the heart of Lymington, with plenty of space and lovely courtyard garden.

No forward chain

Location

Within easy reach of the local schools & shops

Services

All mains services are connected to the property.

Directions

Directions From our office proceed past the church into St Thomas Street turning left into Belmore Lane before the one way system. Continue down Belmore Lane and after passing Daniells Walk on the left hand side the entrance to Pyrford Mews and Pyrford Gardens will be seen on the left. Proceed over the cattle grid, up the driveway passing between the main house and the bungalows where the property will be seen a short way along on the left hand side.



Tenure

Freehold

Tax Band

E

EPC Rating

E

Maintenance

£340 twice a year (£680pa) to cover the comunal grounds

Escape & Explore...

Lymington is a pretty, Georgian riverside town located just south of the New Forest. It is famous for offering some of the finest sailing waters in the UK and is home to the Royal Lymington Yacht Club which makes it an extremely popular hub for the yachting enthusiast. The High Street is the venue for the bustling Saturday street market and has a tremendous variety of unique boutiques and shops, as well as cafes, pubs and restaurants to enjoy all year round. As well as this, there are many parks and areas such as the Old Town Quay in which to relax and take in the atmosphere of this charming, individual town.

A regular ferry link gives easy access to Yarmouth on the Isle of Wight, whilst the nearby village of Brockenhurst also offers a fast rail service to London Waterloo (approx. 90 minutes). Regular bus links also connect Lymington to both Bournemouth and Southampton.

Another reason for choosing to live life in Lymington is that it is just a stone's throw from the open forest in quaint villages like Brockenhurst, Lyndhurst and Burley, as well as being close to the beautiful beaches of Milford on Sea, Barton and Highcliffe. We really are spoilt for choice when it comes to walks, bike rides, horse riding and sailing..





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

