LEA HOUSE

LYMINGTON, HAMPSHIRE

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Lymington ½ mile, Brockenhurst 4 miles (London Waterloo from 1½ hours), Southampton (Airport) 22 miles
(All distances and times approximate)

A sensational and rare coastal estate with beautifully landscaped gardens, superb leisure facilities and outstanding views of the Solent and Isle of Wight

Main House
Reception hall • Drawing room • Sitting room • Study • Family room • Family kitchen
Conservatory • Utility room • Cloakroom

Master bedroom suite with dressing room • 2 bedroom suites • 3 further bedrooms • 2 further bath/shower rooms

First Floor Annex
Bedroom suite with kitchen/sitting room, balcony and own separate access

Garage Block
4 car spaces • Laundry room • Storage • Gardener's Toilet

Lea House Spa
Indoor swimming pool • Tennis court • Jacuzzi • Sauna • Steam room • Gym with air conditioning
Treatment room • Changing facilities • Pool house with vaulted ceiling and fully equipped kitchen • Terraces

Outside
Outstanding formal gardens • Herbaceous and ornamental shrub border • Specimen mature trees
Raised and decked entertaining terrace • Summer house with wisteria trellis
Astro turfed adventure playground with zip wire • Treehouse • Kitchen garden with greenhouse • Terrace

Equestrian facilities with farm buildings, 3 stables, tack room, 3 paddocks

Four pasture fields with no public footpaths

In all about 36.50 acres

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Your attention is drawn to the Important Notice on the last page of the text

SITUATION

Lea House is in a fabulous coastal position overlooking the Solent and across to the Isle of Wight. It is a half a mile south of the popular Georgian market town of Lymington, which is renowned for its picturesque High Street, Saturday Charter Market and famed Lymington River with its internationally yacht clubs and marinas.

The nearby village of Brockenhurst provides a mainline railway station with a direct connection to London Waterloo in approximately 90 minutes, whilst the national motorway network can be accessed at junction 1 of the M27 at Cadnam (approximately thirteen miles to the north of Lymington).

LEA HOUSE

Lea House is an attractive Georgian style house set in one of the most enviable positions on the Hampshire coast line enjoying magnificent views of the ever-changing Solent, its own gardens and grounds and across to the Isle of Wight.

Boasting elegant floor to ceiling sash windows and well-proportioned dual aspect rooms, the house is fabulously light even on a dull day. The house is in an immaculate condition with high quality decorations and integrated sound system while maintaining a period charm with fine cornicing, traditional styled radiators and molded roses on some of the windows.

There are two wrought iron electric gate entrances with separate gravelled drives that meander through the colourful gardens to the front door where there is ample parking, garaging and a smart turning circle with a sculptured box tree. The main drive is flanked by hornbeam ball trees and has a discrete turning allowing access to the multiple elements and buildings within the grounds.

A pillared porch leads to a spacious hallway with cloakroom where all the reception rooms flow from, providing an ideal layout for entertaining and comfortable family living. These rooms include the drawing room, sitting room, family room, study, and family kitchen with adjoining conservatory and utility room.

With so many wonderful reception rooms the family kitchen is one of the highlights being large in scale and opens onto a sensational conservatory which capitalises on the view and provides direct access to the terrace and gardens. Adjacent to the terrace is a large elevated oak sundeck, perfect for entertaining with outstanding views of the grounds and Solent.

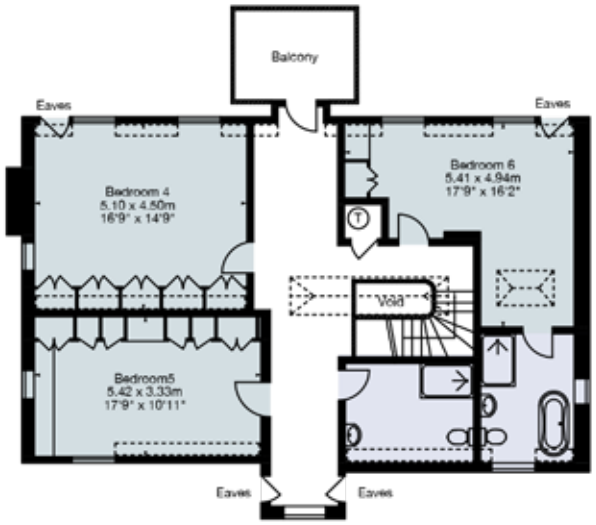
A graceful oak staircase spirals to the first and second floor (leading to the skylight – you can see up to the roof from the ground floor) where there are dual aspect bedrooms and contemporary bathrooms benefiting from either the Solent views or the beautiful grounds.

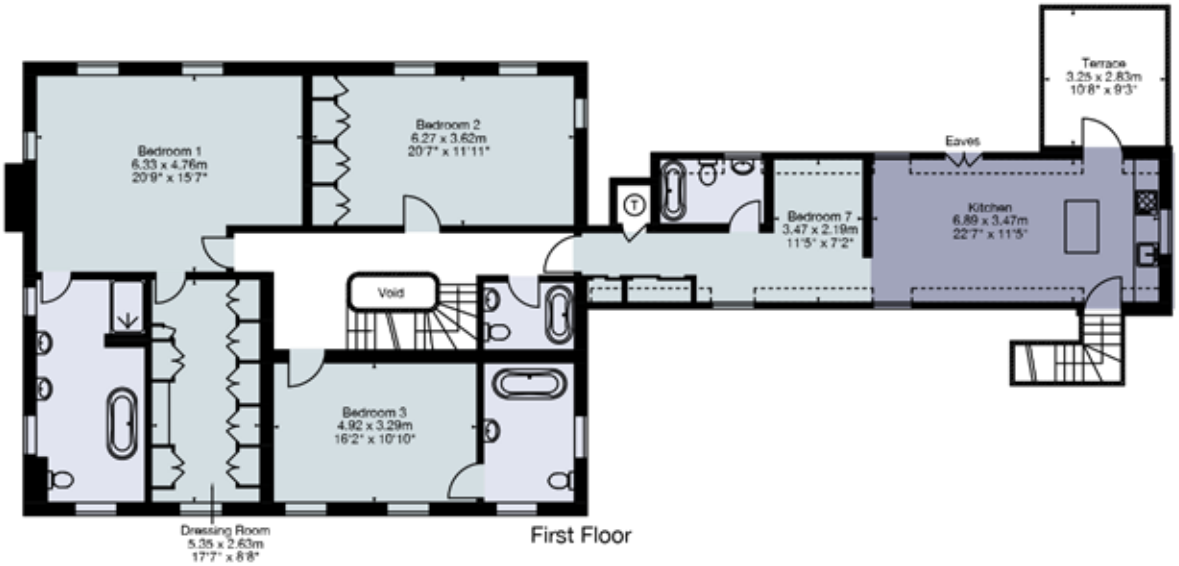
On the first floor there are three bedrooms, with the master bedroom suite having a sizeable en-suite bathroom and a dressing room (comprising of fitted wardrobes and dressing table). The second bedroom enjoys an en-suite bathroom and the third bedroom is serviced by a family bathroom.

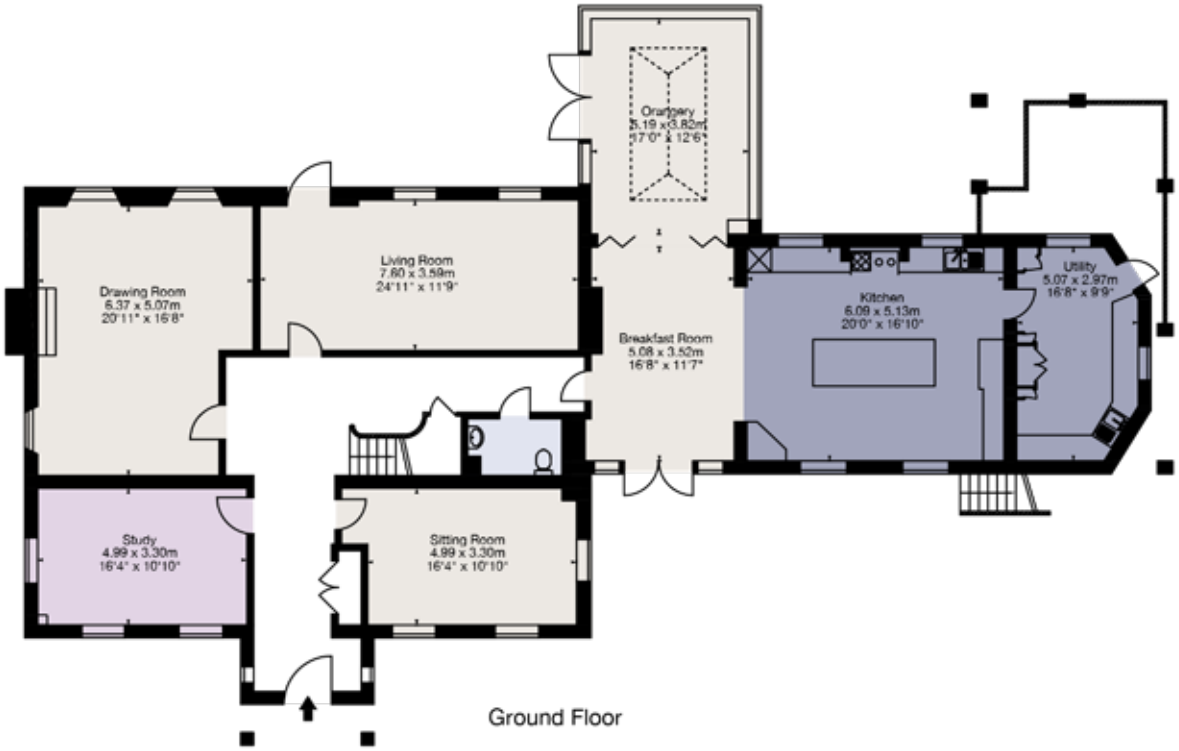
On the second floor there is one en-suite bedroom, two further bedrooms sharing a large shower room and a wide landing with access onto a south facing balcony, offering stunning views of the Lymington River and Isle of Wight. Clear views of Yarmouth and The Needles can be enjoyed from the balcony.

There is an annex adjoining the first floor which has an en-suite bedroom/bathroom as well as a living/kitchen area with balcony and separate access.

Lea House, Normandy Lane, Lymington SO41 8AE
Gross internal area (approx)
Main House 505 sq m/5,434 sq ft
Outbuildings (Excluding Carport) 490 sq m/5,274 sq ft
Total Area 995 sq m/10,708 sq ft







Buildings not shown in actual location/orientation

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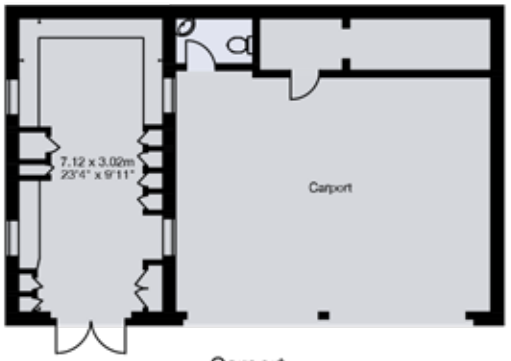
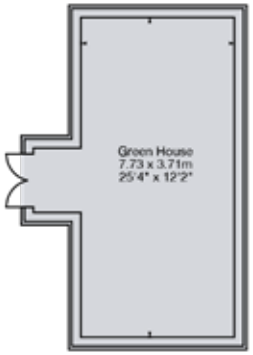
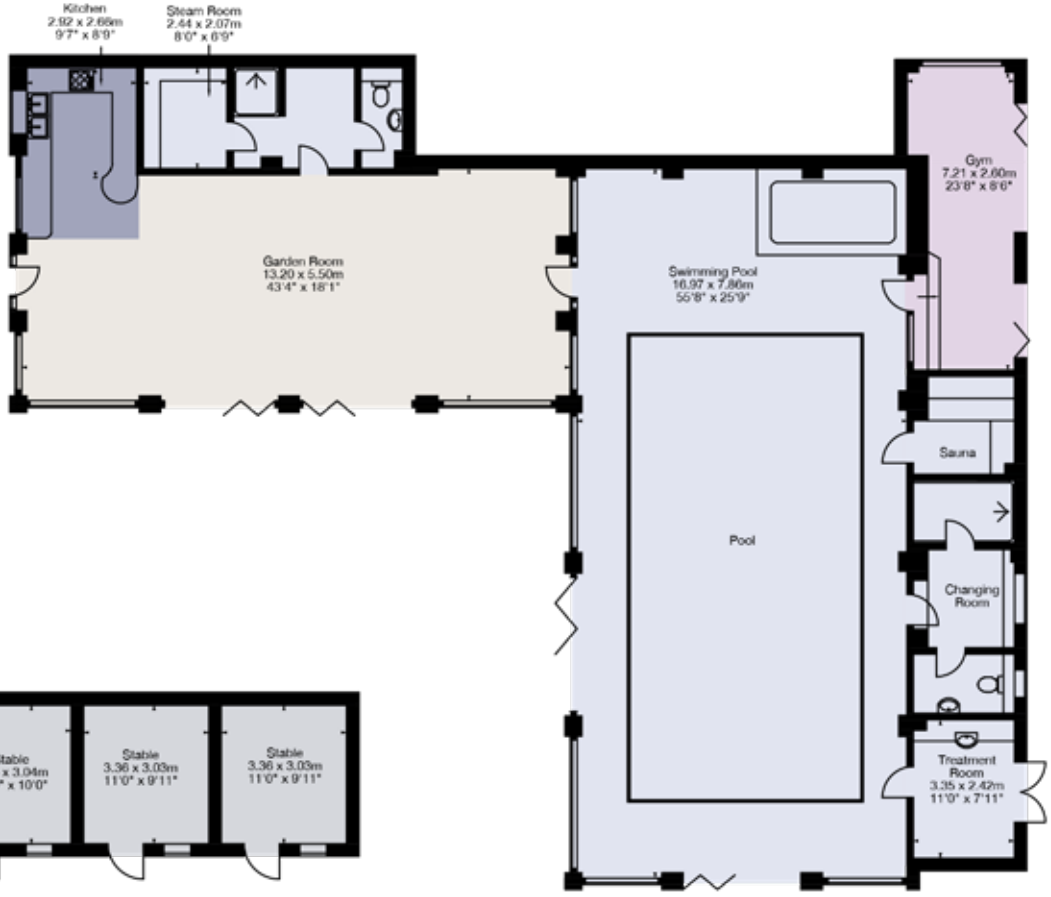


Carport

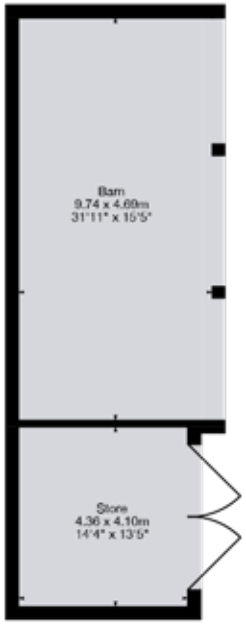


Greenhouse

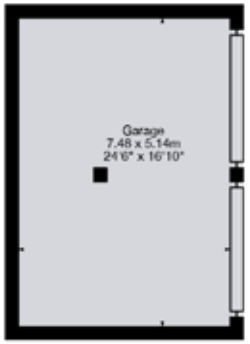


Pool House

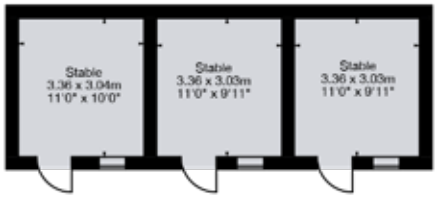
Tack Room



Barn



Garage



Stables

LEA HOUSE SPA

Accessed from the house through a wisteria pergola or via the main drive is a state of the art spa complex with indoor swimming pool, tennis court, jacuzzi, sauna, steam room, gym with air conditioning, treatment room, multiple changing facilities with showers and adjoining pool house with vaulted ceiling and fully equipped kitchen.

Perfect for summer entertaining and barbeques, bi-folding doors open onto different outdoor seating areas which surround the tennis court. The whole of this indoor and outdoor complex is covered with an attractive travertine flooring and has outdoor lighting.

EQUESTRIAN FACILITIES AND FURTHER OUTBUILDINGS

There are currently three oak framed stables which are supported by a tack room and an array of paddocks and pasture. Adjoining the stables is an oak framed farm building with three large open fronted bays and storage room used for garden machinery.

Positioned next to the front of the main house is a garage block with two open fronted bays, large laundry room, gardener's toilet, storage room and further storage in the loft. There is an additional two bay garage by the spa complex and a gardener's workshop.

GARDENS AND GROUNDS

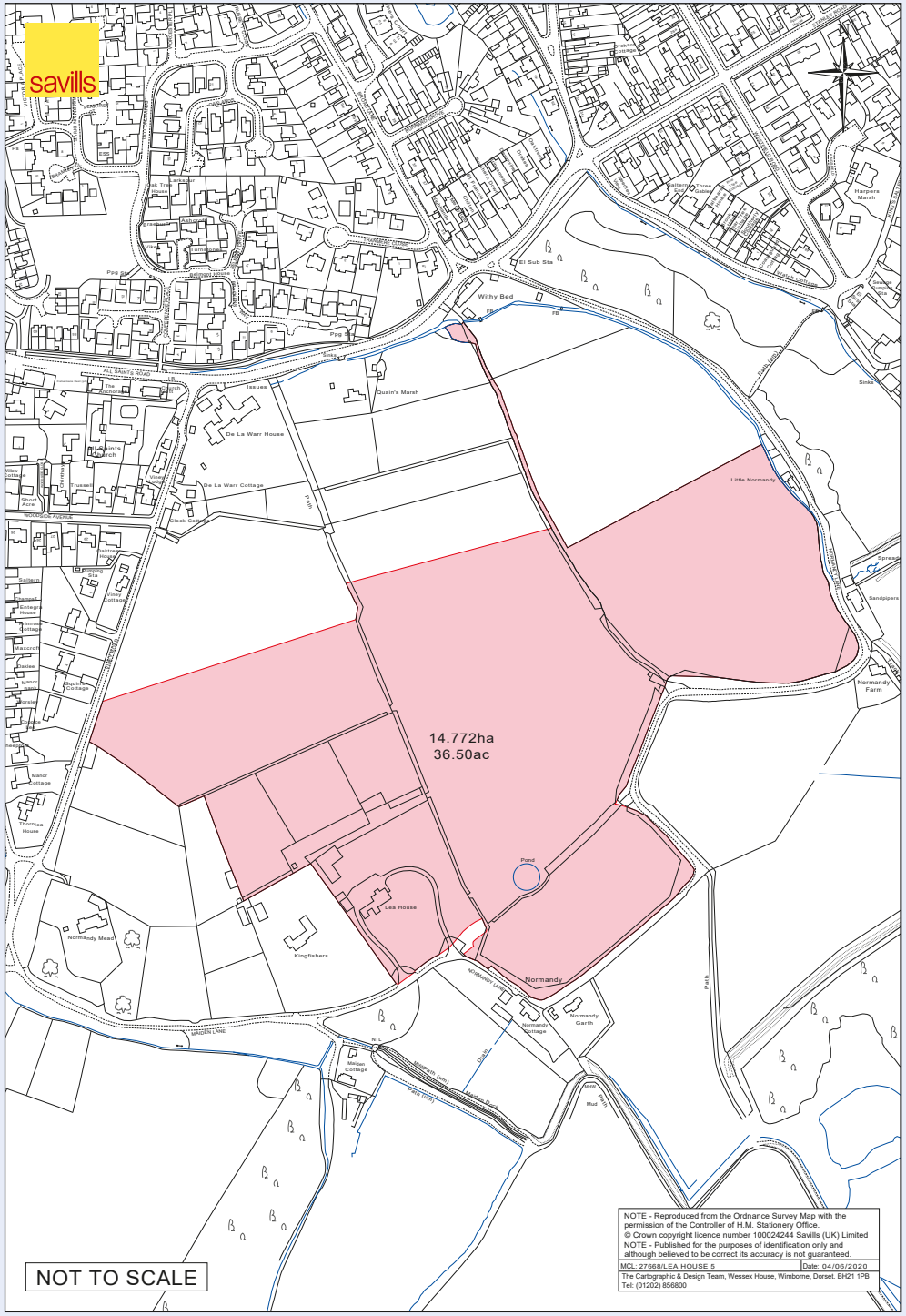
Lea House's gardens are outstanding with a plethora of colour from herbaceous and ornamental shrub borders which have been carefully landscaped among its immaculate lawns. An array of ornamental trees, including lime, maple, weeping willow, cedar, hornbeam, Japanese cloud and monkey puzzle, plus amazing topiary and box hedged sculptures contribute to the colour and overall splendor of the garden.

These elegant gardens were created with phenomenal attention to detail and have since been beautifully maintained with similar affection. Consequently, the garden has an incredible infrastructure with irrigation system, popup sprinklers and excellent extensive lighting throughout the grounds.

Within the garden you discover a summer house with wisteria pergola seating area, raised and decked entertaining terrace, and a real sense of fun with astro turfed adventure playground, zip wire and treehouse with viewing platform.

There is a Victorian styled heated greenhouse within a pretty and well-appointed vegetable garden which has raised vegetable and herb beds and fruit cage. There is also an orchard with apple and plum trees. Conveniently positioned close to the stables with access to the drive ways, gardens, paddocks and fields is a concreted compost area.

Beyond the 2 acres of formal gardens are well fenced and beautifully hedged paddocks and fields. One of the larger fields has a pond and is left as a wild flower meadow. Mature oak trees circumference a large proportion of the ground's boundary.


savills
14.772ha
36.50ac
Pond
Lea House
Normandy
Kingfishers
Normody Mead
De La Warr House
De La Warr Cottage
Quairn's Marsh
Withy Bed
Little Normandy
Normandy Farm
Normandy Garth
Normandy Cottage
Meadow Cottage
Sandpipers
Sinks
Harpers Marsh
Three Gates Cottage
Oak Tree Cottage
Woodside
Woodside Avenue
All Saints Road
Meadow Road
Marden Lane
Marden Park
Footpath
Path
Mud
Spring
NTL
NOT TO SCALE
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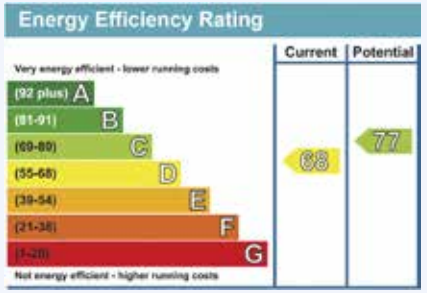
Date: 04/06/2020
The Cartographic & Design Team, Wessex House, Wimborne, Dorset. BH21 1PB
Tel: (01202) 856800



SERVICES

All mains services are connected to the property.

COUNCIL TAX BAND

H

EPC RATING

D

FIXTURES AND FITTINGS

Items regarded as fixtures and fittings, whether mentioned in the particulars or not are initially excluded from the sale although certain items may be available by separate negotiation.

DIRECTIONS:

Follow the A337 into Lymington and at roundabout take the first exit onto Ridgeway Lane. Then take the second left onto Rookes Lane. At the roundabout take the third exit onto All Saints Road and follow the road until the turning into Normandy Lane which can be seen on the right hand side. Proceed down Normandy Lane and continue along this road for approximately three quarters of a mile round the bends and the property will be found on the right hand side.

VIEWINGS

All viewings are strictly by appointment through Savills. If there is any point that is of particular interest to you please discuss this with us, especially before you travel to the property.

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