

Lymington Shores

**WELLCOME
BIENVENUD
WILTKOMMEN
BENVENUTO**

Lymington Shores

PRESTIGIOUS WATERFRONT LIVING

ARGUABLY ONE OF THE MOST FASHIONABLE POSTCODES OUTSIDE LONDON AND WORLD RENOWNED AS A SAILING RESORT, ENGLAND'S WATERFRONT LOCATIONS DON'T GET MUCH MORE DESIRABLE THAN THIS.



TAKE IT EASY

AROUND LYMINGTON

WHETHER YOU SAIL OR NOT, YOU'LL FIND YOURSELF EASILY SMITTEN BY THE LAID-BACK LYMINGTON LIFESTYLE. A FAR CRY FROM CITY LIVING, AT LYMINGTON SHORES YOU GET THE BEST OF BOTH WORLDS – THE SECLUSION OF A PRESTIGIOUS WATERFRONT LOCATION THAT'S JUST A SHORT, LEISURELY STROLL FROM THE VERY HEART OF THINGS.



AROUND LYMINGTON...



STEEPED IN HISTORY DATING BACK TO THE IRON AGE AND FAMED FOR ITS GEORGIAN ARCHITECTURE, LYMINGTON IS, WITHOUT DOUBT, ONE OF ENGLAND'S FINEST COASTAL TOWNS.

Voted 'best town on the coast' by Channel 5's The Property List and in the top 10 of the Daily Telegraph's poll of 'most desirable places to live', Lymington exudes an air of charm, warmth and sophistication. You can feel it emanating from the very fabric of the town, from the distinguished buildings, the cobbled streets - and the people too.

It's a place where the well heeled comfortably rub shoulders with more rugged 'outdoorsy' types, harmoniously at home together in this idyllic setting.



Meander down to watch the boats on the river through the delightfully cobbled Quay's Hill, home to fresh seafood restaurants, designer boutiques and chandleries.



AROUND LYMINGTON...



LYMINGTON'S RESPECT FOR ITS HERITAGE IS EVIDENT EVERYWHERE YOU LOOK; LOCALS ARE UNDERSTANDABLY PROUD OF THIS RATHER WONDERFUL TOWN.

With highly commended schools, an unusually low crime rate, high local employment and a strong sense of community spirit, who wouldn't be?

As a sailing resort the nautical influence naturally permeates everyday life here. Yet you'll find this is beautifully balanced by everything else the town has to offer – a plethora of quaint and quirky independent shops, a lively and eclectic weekly Charter Market, galleries and tea rooms, as well as a myriad of outdoor pursuits on your doorstep.



The Victorian and Georgianerasertainly left their legacy on the architecture and it seems that little has changed in terms of Lyvingtonremaining a wealthy and fashionable town ever since.


THERE'S EVEN MORE

LYMINGTON MARINAS

CATCH THE SUNRISE OR SUNSET ON LYMINGTON RIVER. IT'S A SIGHT TO BEHOLD. LIKE SO MANY OTHERS HAVE BEFORE US, YOU CAN'T HELP BUT FALL IN LOVE WITH THIS PLACE.

For those in the know, Lymington lays claim to the most sought-after marina locations in the country. Nestled into the south coast between Southampton and Bournemouth, they're at the western edge of The Solent, at the point of shortest crossing to Yarmouth and just a mile upstream from the UK's most popular sailing waters. A unique calmness prevails here, sheltered by the Isle of Wight, providing a safe haven and not to mention simply exceptional views.



A person is riding a bicycle on a gravel path through a lush green forest. The person is seen from the side, wearing a dark jacket and light-colored trousers, with a backpack. The path is surrounded by tall grass and dense trees, with sunlight filtering through the leaves, creating a dappled light effect on the ground. The overall atmosphere is peaceful and natural.

THE ANCIENT WOOD AND HEATHLANDS OF THE NEW FOREST NATIONAL PARK
ARE JUST MOMENTS AWAY. IN JUST FEWER THAN 219 SQUARE MILES OF
BREATHTAKING GREENERY AND WILDLIFE, PURE THINKING SPACE AND CLEAN,
FRESH AIR IT'S EASY TO LOSE YOURSELF; METAPHORICALLY SPEAKING OF COURSE –
THANKS TO A NATURAL NETWORK OF WALKS AND CYCLE TRAILS.

**A BREATH
OF
FRESH AIR**
OUT AND ABOUT

OUT AND ABOUT...

AT LYMINGTON SHORES YOU CAN LIVE LIFE AT YOUR OWN PACE, WHATEVER YOUR LEISURE.

THE GREAT OUTDOORS AWAITS YOU – AND IT'S RIGHT ON YOUR DOORSTEP.



LOCAL BEACHES

If you love to be beside the seaside, at Lymington Shores you will be simply spoilt for choice with the entire south coastline yours to explore. Just a stone's throw away is Hordle Cliff and Milford on Sea, both with spectacular views of Christchurch Harbour, the Isle of Wight and the Needles.

ISLE OF WIGHT

This largest of England's islands and much loved holiday destination since Victorian times is, incredibly, just 4 miles from Lymington Shores. In little more than a half hour ferry ride, you could be front row at any of the Isle of Wight's many famous festivals and events, delving into its rich history, relishing in its stunning scenery or paddling on one of its 13 award winning beaches.

GOLF COURSES

In just a couple of minutes by car you could be at Walhampton Golf Club; a 9-hole course in a tranquil setting overlooking The Solent. In the opposite direction and less than three miles away is the long-established 27-hole Barton-on-Sea Golf Club, with spectacular views and an island green.

LOCAL WILDLIFE

Lymington is surrounded by scenic beauty and an abundance of wildlife – perfect for walkers and nature enthusiasts. The nearby 500-acre nature reserve is a site of unique historical and wildlife heritage made up of lagoons, reed beds, salt marshes and mud flats.

LOCAL CULTURE

The south coast of England is peppered with places of significant historic interest, boasting the very best of British architecture and culture from centuries past. From Henry VIII's Hurst Castle close by, to Winchester Cathedral further afield, there are generations of heritage for you to discover.

THE NEW FOREST

Marvel at the natural beauty of England's smallest National Park – your new back garden at Lymington Shores. This open space is yours to enjoy – along with the deer, ponies and cattle who have grazed freely on this ancient landscape for years.

COMMERCIAL CENTRES

For larger scale business and commercial centres for work or shopping outside of this bustling market town, Lymington residents head for Southampton or Bournemouth, each about half an hour in opposite directions. Not forgetting of course, London is less than two hours away.

LOCAL SPORTS

Sailing is undeniably the most popular of sports here with numerous clubs for all ages, annual events such as Cowes Week and the Round the Island Yacht Race. In fact, there's a whole host of water sports on The Solent. Lymington is ideal too for cycling, walking and running, either solo or as part of a local club.

YOU ARE HERE...

LYMINGTON SHORES

IT'S PRETTY SPECTACULAR ISN'T IT? WITH MOST APARTMENTS FEATURING BALCONIES AND VILLAS ENJOYING ROOFTOP TERRACES, YOU COULD WAKE UP TO THIS BREATHTAKING VIEW EVERY DAY.





Lyminster Shores takes inspiration from Buckler's Hard on the Beaulieu River, famous for the construction of many of Nelson's warships.



4 and 5 bedroom villas take front row riverside.

FEW SOUTH COAST DEVELOPMENTS OCCUPY SUCH A PRIZED WATERFRONT POSITION AS THIS; EXTENDING OUT INTO THE CALMNESS OF LYMINSTON RIVER, LIKE AN EXCLUSIVE ISLAND.

Each property is in some way unique with highly individual architectural designs incorporating feature curves and cleverly calculated angles. Apartments, duplexes, penthouses and villas are strategically arranged to maximise views of Lyminster River, The Solent, The Isle of Wight and inland over the nature reserve.

A similar amount of thought has gone into the communal areas and open spaces. The 'Hard' is modelled on Buckler's Hard in the New Forest while the riverside walk and waterfront create both peaceful and bustling public spaces.











HOW TO GET THERE

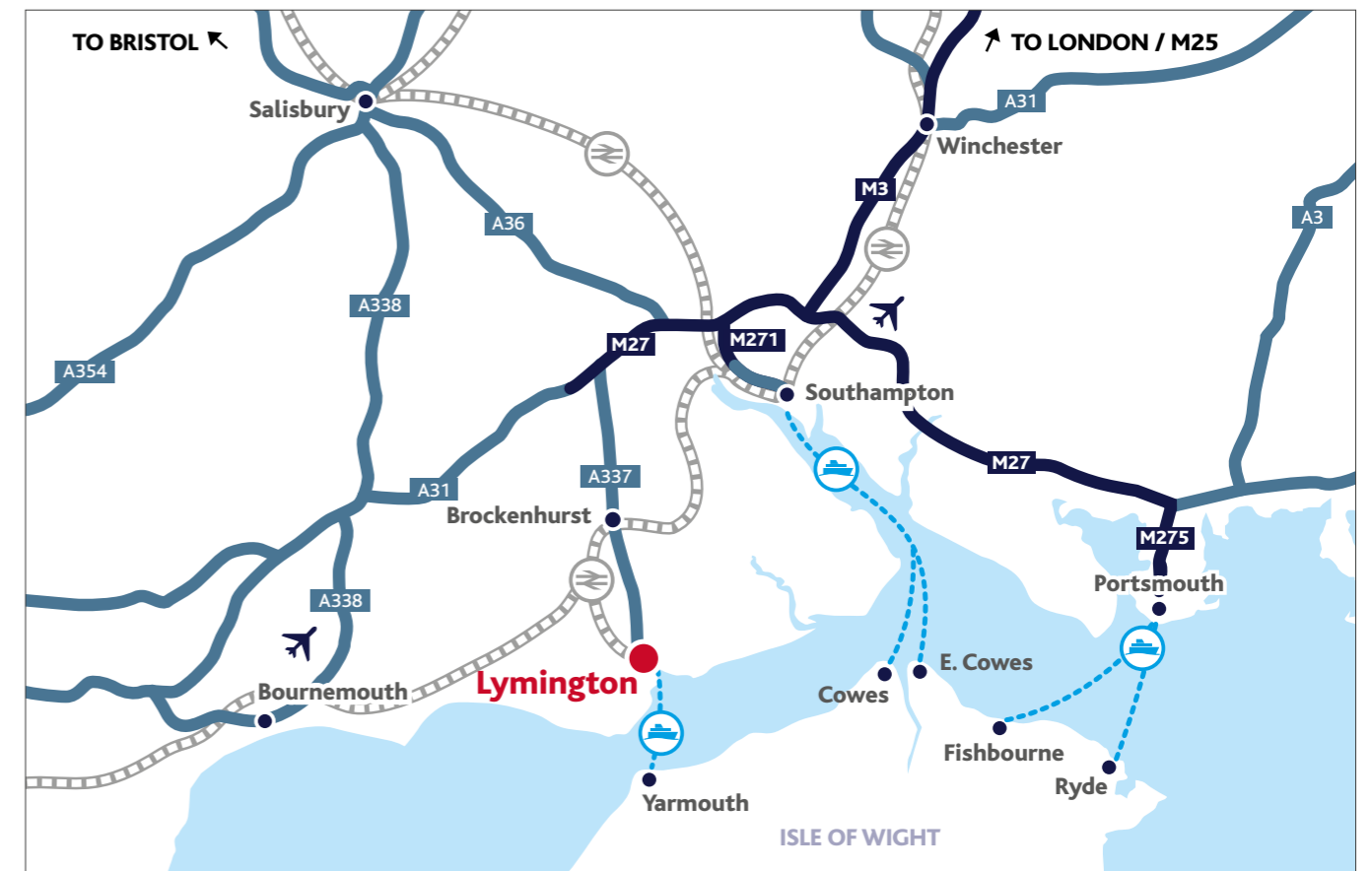
FINDING LYMINGTON

LYMINGTON IS HOME TO THE ISLE OF WIGHT FERRY AND CONSEQUENTLY HAS SUPERB ROAD AND RAIL CONNECTIONS TO THE REST OF THE UK. BY ROAD, LONDON IS JUST 2 HOURS AWAY VIA THE NEARBY M27 AND M3 WITH ONWARD CONNECTIONS VIA THE M25 TO THE NATIONAL ROAD NETWORK.

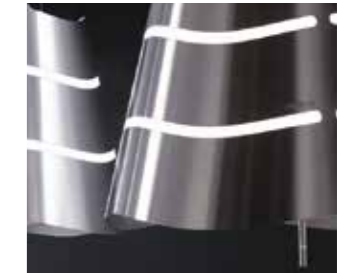
Many of England's most famous coastal towns and cities are within an hour's drive including Bournemouth, Poole, Christchurch, Southampton, Portsmouth and the Witterings. Lymington also sits on the edge of the New Forest National Park, most of which can be reached within one hour.

The rail service at nearby Brockenhurst provides regular direct services to London and Weymouth as well as direct cross country services to the Midlands and Manchester.

Bournemouth and Southampton airports are both within an hour by road and offer flights to many European cities and resorts as well as internal flights to major UK cities.



For a picture-postcard coastal town, Lymington is surprisingly well connected wherever you want to travel - by road, rail, air and water.



SPECIFICATION

KITCHEN

- Fully fitted contemporary Nolte kitchen units
- Silestone worktop - available in a range of finishes
- 50mm laminate worktop
– available in a range of finishes
- Siemens stainless steel single oven
- Siemens steam oven (to penthouses only)
- Glass chimney hood or Elica island extractor fan (refer to kitchen layout)
- Siemens microwave
- Siemens induction hob
- Siemens integrated dishwasher and fridge freezer
- Siemens warming drawer and coffee machine (to penthouses only)
- Siemens integrated washer dryer (apartments and duplexes only - layout dependent)
- Quooker boiling water tap (to villas and penthouses)
- Freestanding wine cooler (to penthouses and villas only)
- LED lights below wall units
- Internal drawer lights to all pull-out units (to villas only)

UTILITY

- Siemens integrated washing machine
- Integrated tumble dryer (to villas only)

BATHROOM

- Villeroy & Boch bath with Aqualisa HiQu bath fill
- Villeroy & Boch basin featuring Vado Elements mono basin mixer tap
- Villeroy & Boch vanity unit – available in a range of finishes
- Villeroy & Boch wall mounted WC
- Ideal Standard shower enclosure and tray
- Aqualisa shower valve and digital remote control
- Shower valve and screen provided above bath where no separate shower enclosure included
- Curved chrome ladder-style heated towel rail
- Heated mirror
- Shaver socket
- High quality ceramic tiles to floors, with half height to walls and full height to showering areas

INTERIOR FINISHES

- Oak veneer doors
- Timber staircases with timber handrails (to properties with multiple floors)
- Oak staircases with glass balustrades and timber handrail (to villas only)
- LED downlighters to living areas, kitchens and bathrooms
- Ceramic floor tiles to utility and bathrooms
- Fitted wardrobes to all bedrooms (to penthouses and villas) and to master bedrooms only (to apartments and duplexes)
– available in a range of finishes

ELECTRICAL FITTINGS

- Light switches with stainless steel sockets

HEATING

- Underfloor heating
- Electric fire (to villas only)

SECURITY

- Video entry system (to apartments, penthouses and villas only)
- Alarm system with PIR sensors to selected plots
- Automatic gates to basement car park
- Automatic gates to private parking (to villas only)

TELECOMMUNICATIONS

- TV and telephone points to all units
- Wiring for Sky compatible satellite

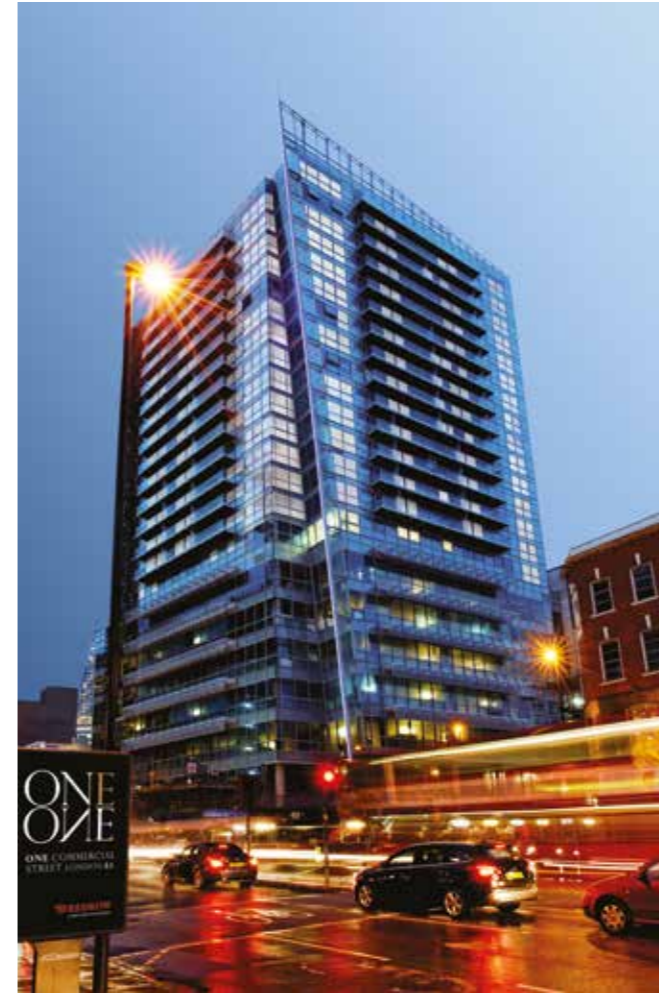
EXTERNAL FINISHES

- White aluminium patio and French doors

COMMUNAL AREAS

- Ceramic floor tiles to ground floor, carpet to stairs and floors above
- Ceiling and walls painted in neutral colours

Your attention is drawn to the fact that it may not be possible to obtain the products as referred to in this specification. In such cases, a similar alternative will be provided. Redrow Homes reserve the right to make these changes as required. Kitchen choices are subject to build stage.



A PREMIUM DEVELOPER

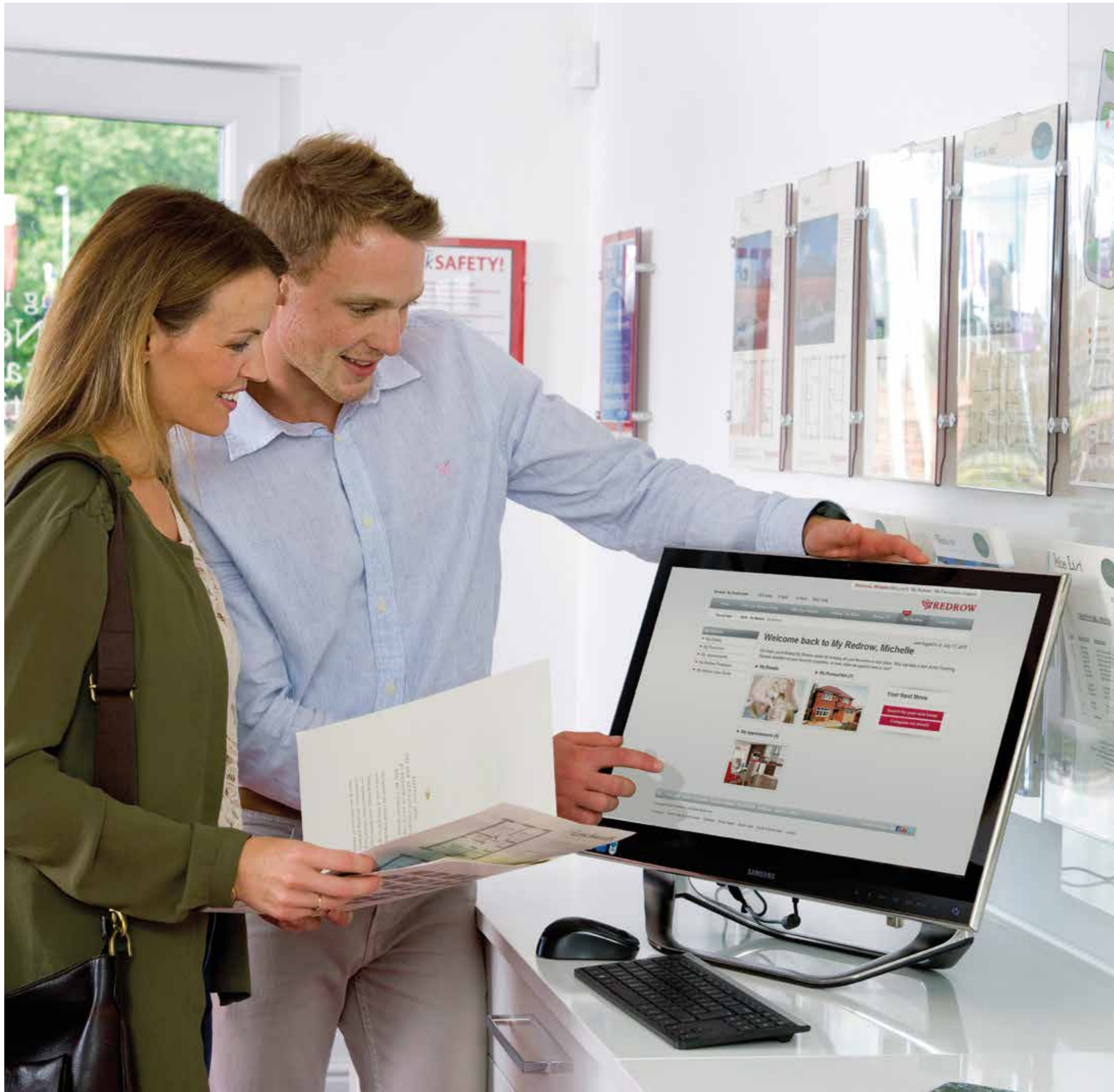
ABOUT REDROW

REDROW IS ONE OF THE UK'S LEADING RESIDENTIAL PROPERTY DEVELOPERS, ESTABLISHED MORE THAN 40 YEARS AGO AND CONTINUALLY DRIVEN BY AN ENTREPRENEURIAL SPIRIT. WE ARE A COMMITTED AND ENTHUSIASTIC TEAM, DELIVERING DISTINCTIVE, QUALITY HOMES FOR OUR CUSTOMERS.

From large greenfield sites to complex brownfield regeneration schemes, our reputation for highly imaginative design, build quality and customer service is well known. Never before have these characteristics been more evident than they are at Lymington Shores. We take enormous pride in our homes and our fastidious attention to every last detail shows.

We're proud too that our achievements and 'can do' attitude have been acknowledged with many prestigious awards year after year; namely 'Best Large House Builder' at the What House Awards and our 5-star rating from the Home Builders Federation annual customer satisfaction survey.



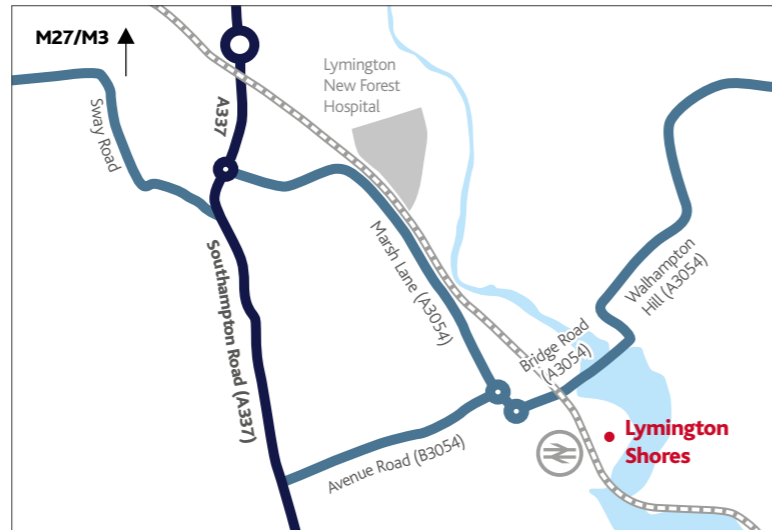


MY HOME, MY WAY

MY REDROW

MY REDROW IS YOUR OWN PERSONALISED ONLINE AREA WHERE YOU CAN SAVE YOUR FAVOURITE PROPERTIES, BE FIRST TO HEAR ABOUT ANY NEW OFFERS AND CHOOSE THE FINISHING TOUCHES TO YOUR BRAND NEW HOME.

- 1 Upon visiting your new home the Sales Consultant will work with you to create your My Redrow account.
- 2 You will receive an automated email asking you to activate your My Redrow account.
- 3 Save your favourite developments or properties and see what's included.
- 4 Book your viewing and call backs with the real time calendar.
- 5 Once you have reserved your brand new home you can see how the build of your home progresses.
- 6 Explore and choose the finishing touches to make your home your own.



When you arrive at Lymington Shores you'll see it's in the most desirable of locations. Situated on the southern edge of the ancient wood and heathlands of the New Forest, between Southampton and Bournemouth at the western edge of the Solent. It may be just a 2 hour drive from London, yet surrounded as it is by areas of outstanding natural beauty, it feels more like a world away.

To find Lymington Shores - from London (by car):

Travel southwest on the M3 and M27, leaving the M27 at Junction 1 (Cadnam). On leaving the motorway take the A337 south through the New Forest following signs for Lyndhurst, Brockenhurst and Lymington. On the outskirts of Lymington (at the first roundabout) continue ahead under the low railway bridge along Southampton Road. At the next roundabout continue straight ahead and turn left at the traffic lights into Avenue Road. At the next roundabout (Marsh Lane) turn right and then after approximately 100 yards turn left. This will take you towards the Lymington River onto Bridge Road where the entrance to Lymington Shores will be seen adjacent to the shoreline.

SAT NAV: SO41 9BZ

The information contained in this document is provided for general guidelines only and does not form the whole or any part of any offer, contract or warranty. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. Customers are strongly advised to contact a Redrow Homes representative for further details and to satisfy themselves as to their accuracy. Your attention is drawn to the fact that it may not be possible to obtain all products as referred to in the specification. In such cases, a similar alternative will be provided. Redrow Homes reserve the right to make these changes as required.

All information and computer representations contained in this document are taken from design intent material and may be subject to further design development. Images are representative only. Maps are not to scale and show approximate locations only. Timings are taken from National Rail and Transport For London 2014.

**LATITUDE
LONGITUDE**
FIND LYMINGTON SHORES

Lymington Shores

Lymington Shores
Lymington-Bridge Road
Lymington
Hampshire SO41 9BZ

+44 (0)1590 718043
lymingtonshores@redrow.co.uk
redrow.co.uk/lymington