

# BLAKES YARD

New Street Mews, Lymington, SO41 9NW

One 3 bedroom townhouse  
Six 2 bedroom townhouses  
Four Offices  
Gated Development  
Prime Location  
Exceptional Quality





BLAKES YARD is a private gated mews development of fine town houses and offices. With its central but quiet location it offers private parking, a gated walkway leading directly to the high street, and individual courtyard gardens.

Architecturally designed by a Grand Design Awards finalist (2009) many of the features enhance the use of natural light. Stand-out features include: extension of the living space onto a first floor balcony; vaulted ceilings in top floor bedrooms; and a stunning feature window offering rooftop views across Lymington. Utilising many natural materials from slate roof tiles to Douglas Fir/Iroko balconies the emphasis is on quality which is synonymous with the Dunford name.

For more information and to book your appointment to view these outstanding homes and offices please contact Fells Gulliver, Lymington on 01590 671711

## EXTERNAL

- Electronically controlled gate to New St. Mews, gated to High St.
- Private parking.
- Courtyard gardens – paved with some planted areas. 1.5m fence between plots and listed boundary wall to rear.
- First floor balconies crafted from Douglas Fir/Iroko.
- Feature gable windows – maximising natural light.
- Natural slate tiling on all roofs.
- Michelmersh bricks, reconstituted stone heads & cills, feature render.
- Double-glazed hardwood patio doors and casement windows.

## INTERNAL

### ELECTRICAL

- Polished chrome sockets & switches in living rooms, hallways and kitchens; white in bedrooms and bathrooms.
- Low Energy light fittings in hallways, white down lighters in bathrooms and kitchens.
- Grid switch for all kitchen appliances.
- TV/satellite/BT quad plate in living room; TV/BT point in master bedrooms; TV point in bedroom 2.
- Mains operated smoke alarms with battery back up.
- Wiring supplied for security alarm.

### DECORATION

- White eggshell internal woodwork.
- White vinyl matt emulsion ceilings.
- Vinyl matt emulsion internal walls.
- Light oak shaker-style 4-panel internal doors.
- Chrome ironmongery throughout.
- Built in wardrobes in master bedrooms.

### HEATING

- Energy efficient condensing Gas-fired combi boiler system (excluding plot 1 which has hot water cylinder in airing cupboard).
- Steland compact radiators with thermostatic valves.
- Room thermostat and 7-day electronic boiler controls.



## KITCHENS

- Fully fitted quality kitchen units with durable Encore worktops.
- Ceramic tiled floor from a selection by Porcelanosa.
- Stainless steel inset bowl and half bowl sink.
- Stainless steel built under single oven with stainless steel gas hob and chimney extractor hood by Bosch.
- Integrated combined larder fridge/freezer by Indesit.
- Integrated dishwasher by Bosch.

### UTILITY

- Fully fitted quality utility units with laminated worktops.
- Space for washer/dryer.
- Tiled ceramic floor from a selection by Porcelanosa.
- Stainless steel sink.
- Water softener below sinks in cupboard.

## BATHROOMS AND EN-SUITES

- White sanitary ware from Sottini Bow range by Ideal Standard.
- Grohe wall-mounted thermostatic shower valves and mixer taps.
- Shower bath with shower screen.
- Full height tiling in white ceramic wall tiling around all baths.
- Resin Shower tray and glazed screen with thermostatic shower by Grohe to Plot 1 en-suite shower room.



## OPTIONAL EXTRAS

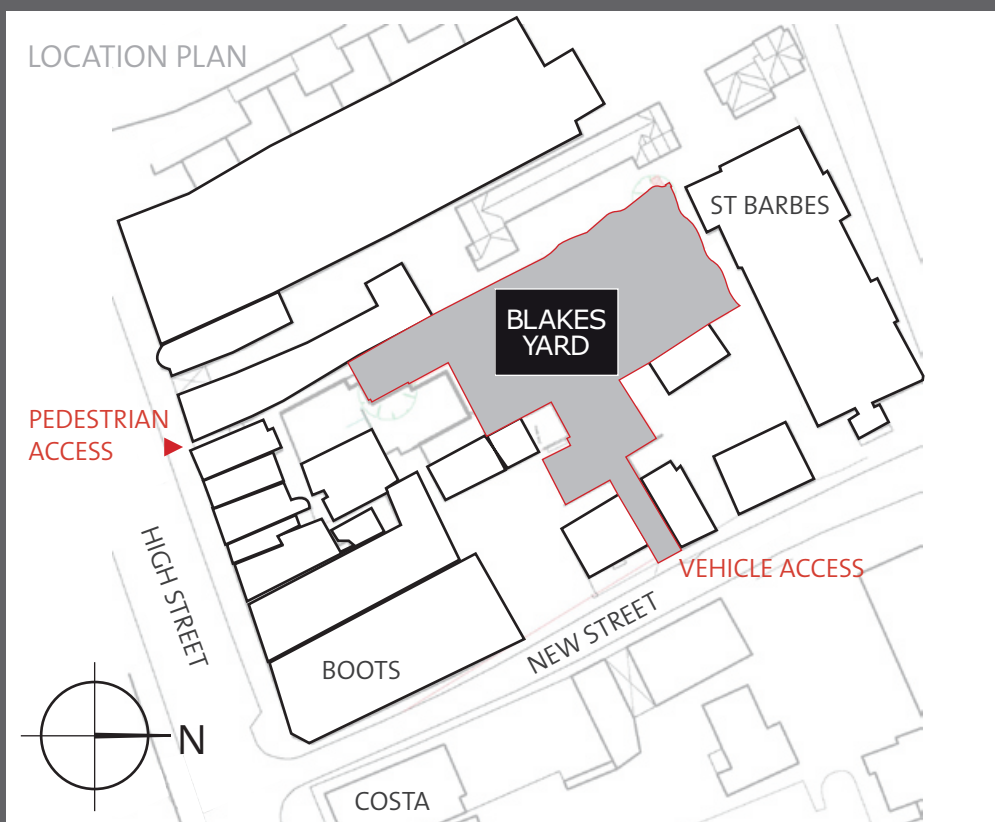
These include:

- Dulux paint colours for internal walls.
- Full range of tiles available from Porcelanosa.
- Granite or Corian kitchen worktops.
- Upgraded kitchen appliances.
- Additional appliances e.g wine fridge.
- Carpet and/ or wood flooring selection.

Please note that the additional costs incurred will be dependent on selections made. Not all options will be available once your home is completed.

Each home will be independently surveyed during construction by the National House Building Council, who will issue their 10-year warranty to you upon completion.





For clarification we wish to inform prospective purchasers that these particulars have been prepared as a general guide. Their accuracy is not guaranteed and they do not form any part of a contract. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpet and furnishings. If there is a particular point which is of importance to you, please contact the selling agent and they will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the site. Photographs and floor plans are reproduced for information only and do not infer that any item shown is included within the sale.

Viewing strictly by appointment via the sole agents, **Fells Gulliver**

**E.G.DUNFORD**  
Ltd

**01590 671711**  
[lymington@fells-gulliver.com](mailto:lymington@fells-gulliver.com)

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[www.dunfordconstruction.co.uk](http://www.dunfordconstruction.co.uk)

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