



16 Royden Lane

*Boldre, Lymington, SO41 8PE*

SPENCERS  
NEW FOREST









*A unique opportunity to acquire a substantial four bedroom family home, situated in a stunning rural and peaceful location in the heart of the New Forest, just a short walk from the picturesque village of Pilley.*

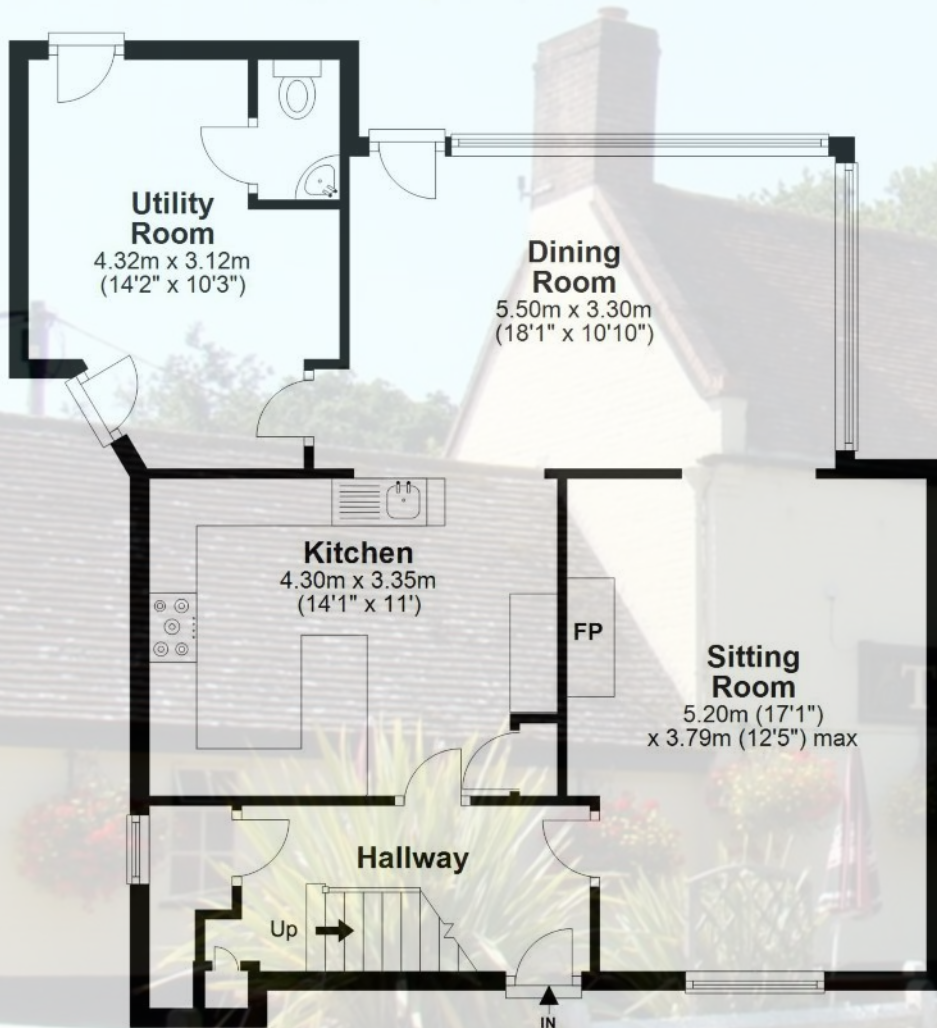
## The Property

This property is presented in immaculate condition and enjoys modern open plan living. The main reception hallway offers a welcoming space with doors leading to all main rooms and stairs leading to the first floor. The kitchen comprises of a range of fitted units including an integrated dishwasher and space for a rangemaster oven. The kitchen continues through to the extended dining room, which enjoys views overlooking the garden and has a door leading onto the patio. Adjacent to the kitchen is the utility room, which has two doors on either side of the room giving you access to the rear garden and to the front of the property. Within the utility room there is a w/c and space for a large fridge freezer, washing machine and tumble dryer. From the dining room you can walk through to the sitting room. The sitting room is a spacious room and comprises of a log burning stove and space for two large sofas.

**£495,000**



## Ground Floor



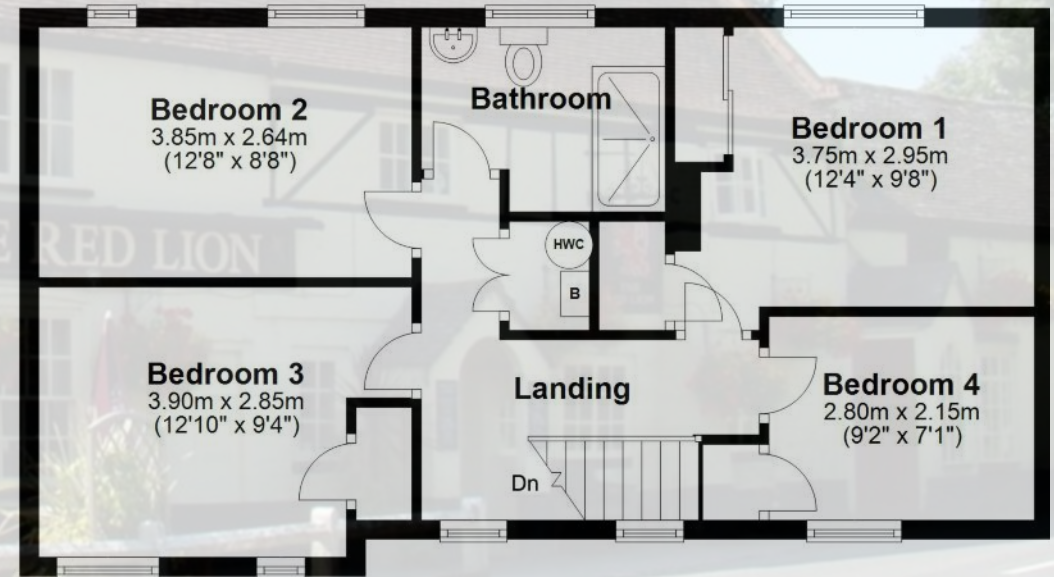
## Approx Gross Internal Areas

Ground Floor: 74.1 sqm / 797.9 sqft

First Floor: 55.7 sqm / 599.0 sqft

**Total Approx Gross Area:**  
**129.8 sqm / 1396.9 sqft**

## First Floor







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*The property has been modernised throughout and benefits from having a beautiful landscaped garden and off road parking for two cars.*

### The Property continued . . .

The first-floor accommodation comprises of four bedrooms and a family bathroom. The master bedroom suite, which is a bright, spacious room enjoys views over the garden. Bedroom four is a double bedroom, currently utilised as a generous study/snug reading room. The bathroom is a very spacious and modern and incorporates a large walk-in shower.

### Situation

Positioned on the edge of the popular village of Pilley, with a community run store and two lovely country pubs, the property enjoys easy access to the surrounding open forest for extensive walking and rides, yet is also within a five-minute drive of the amenities offered by the Georgian market town of Lymington. The town has a selection of excellent bars and restaurants as well as renowned sailing facilities, including two deep water marinas and sailing clubs. There is also a wide range of both independent and state schooling. The main line rail service at Brockenhurst has a regular service to London Waterloo in approximately 90 minutes.





## Grounds & Gardens

At the front of the property there is ample space on the drive way for a minimum of two cars. The garden at the back of the property is of a significant size and offers both privacy and peace. There is a patio area, ideal for al fresco dining. The remaining garden has been carefully landscaped and there are even raised beds for growing vegetables. There is a summer house which provides excellent recreational space as well as being an ideal spot for a home office or studio.

## Directions

From Lymington, take the A337 Southampton Road towards Brockenhurst. Go straight over at the Ampress Park Roundabout and then take the first turning almost immediately on the right into Boldre Lane. Continue on this road for about 0.8 miles and at the Tjunction, turn left and then almost immediately right onto Royden Lane opposite the Red Lion pub. Proceed down the road for a further 300 yards where the property will be found on right hand side.



## Property Video

Point your camera at the QR code below to view our professionally produced video.







*Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.*

## Services

Energy Performance Rating: C Current: 69 Potential: 79  
Council Tax Band: D  
All mains services are connected

## Points of interest

William Gilpin Primary School	0.8 miles
Waitrose Lymington	2.3 miles
Lymington Quay	2.6 miles
Fleur De Lys	0.9 miles
Walhampton (Private School)	2.6 miles
Brokenhurst Golf Club	3.1 miles
Brockenhurst Train Station	3.4 miles
Brockenhurst Tertiary College	3.6 miles

## Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us:  
74 High Street, Lymington, SO41 9AL  
T: 01590 674 222 E: [lymington@spencersnewforest.com](mailto:lymington@spencersnewforest.com)

[www.spencersnewforest.com](http://www.spencersnewforest.com)