Boldre Bridge House

Rodlease Lane, Boldre, Lymington, SO41 5PB

SPENCERS
NEW FOREST

BOLDRE BRIDGE HOUSE

LYMINGTON • HAMPSHIRE

A perfectly secluded miniature estate occupying a particularly private location in the New Forest National Park only 2 miles from Lymington. Dating from 1895 this extensive house offers beautifully proportioned rooms and well-arranged accommodation overlooking its own secluded gardens and grounds.

Cellar

Wine Cellar • Boiler Room

Ground Floor

Kitchen/ Breakfast Room • Larder • Drawing Room • Library • Dining Room • Sitting Room

Study • Garden Room • Boot Room • Log Store • Two Cloak Rooms

First Floor

Principal Bedroom with En Suite & Dressing Room • Five Further Bedrooms • Three Family Bathrooms • Shower Room • Laundry Room

Store Room

Second Floor

Two Further Bedrooms • Attic Room • Family Bathroom • Cloak Room

The Lodge

Kitchen • Sitting Room • Dining Room • Two Bedrooms • Utility Room • Shower Room • Cloak Room

Outbuildings

Garage • Barn • Studio • Barn/Store • Covered Log Store • Store Room

£6,950,000 Guide Price *8 (+ The Lodge)* *6 (+ The Lodge)* *6 (+ The Lodge)*

The Property

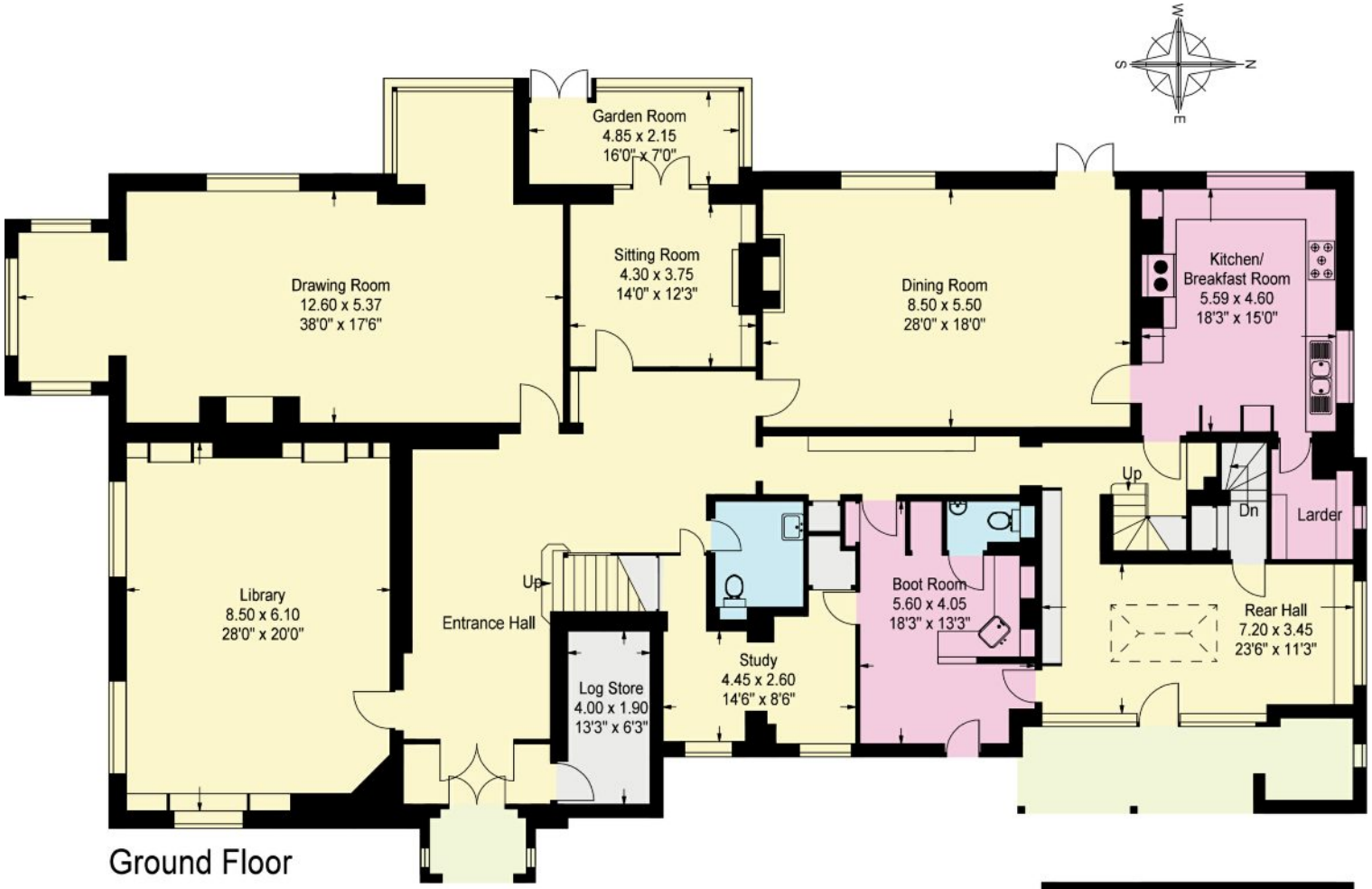
The house is believed to date from 1895 and occupies a commanding position with southwesterly views across its own gardens and grounds. The covered porch with twin double doors leads into a central staircase hall which provides access to the principal ground floor rooms. To the left is the Library with extensive built in book cases and storage cupboards flanking an open fireplace which makes this very comfortable room ideal to be used as a winter sitting room. There is a separate drawing room, again with an open fire place and two expansive bay windows which enjoy views of the gardens. Central to the main facade of the house is a cosy sitting room with wood burning stove which links beautifully with a southwesterly facing garden room which opens onto the main terrace. Also on the ground floor is an impressive dining room with exposed ceiling beams and a door leading to the kitchen which has a range of fitted units and plenty of room for a dining table by the window which also enjoys far reaching views.

Also on the ground floor are extensive domestic offices including a study, a very generous rear hall, boot room, and two cloakrooms with wc. There is also a cellar divided into two separate rooms: a boiler room and wine cellar.

Stairs lead from the main hall to the first floor where there is a large landing with stairs to the second floor. The master bedroom consists of a very generous double room with dual aspect, its own dressing room and adjoining bathroom with both bath and separate shower. There are three further principal double bedrooms off the landing which are served by two family bathrooms and a separate shower room. Also accessed from the landing is a laundry room. From the landing a door leads to a corridor providing access to two further bedrooms and a family bathroom adjacent to a secondary staircase leading to the ground floor which emerges adjacent to the kitchen in the rear hall.

The second floor offers two further double bedrooms and a bath room as well as access to an extensive attic room ideal for storage.

FLOOR PLAN



Ground Floor

Approximate
Gross Internal Floor Area
House: 864sq.m. or 9300sq.ft.
The Lodge: 83sq.m. or 893sq.ft.
Outbuildings: 610sq.m. or 6566sq.ft.

Denotes areas below 1.5m
Total:16sq.m. or 172sq.ft.

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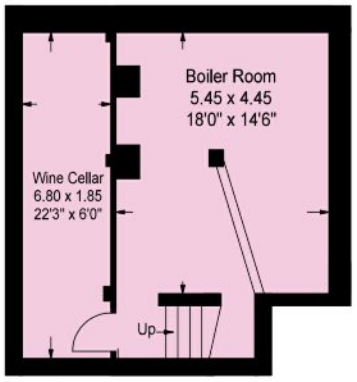
Constructed in accordance with the IPMS code of measuring practice, this plan is for layout guidance only. It is not to scale, unless specified. Please check all dimensions & shapes before making any decisions reliant upon them.

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage
- Outside Space

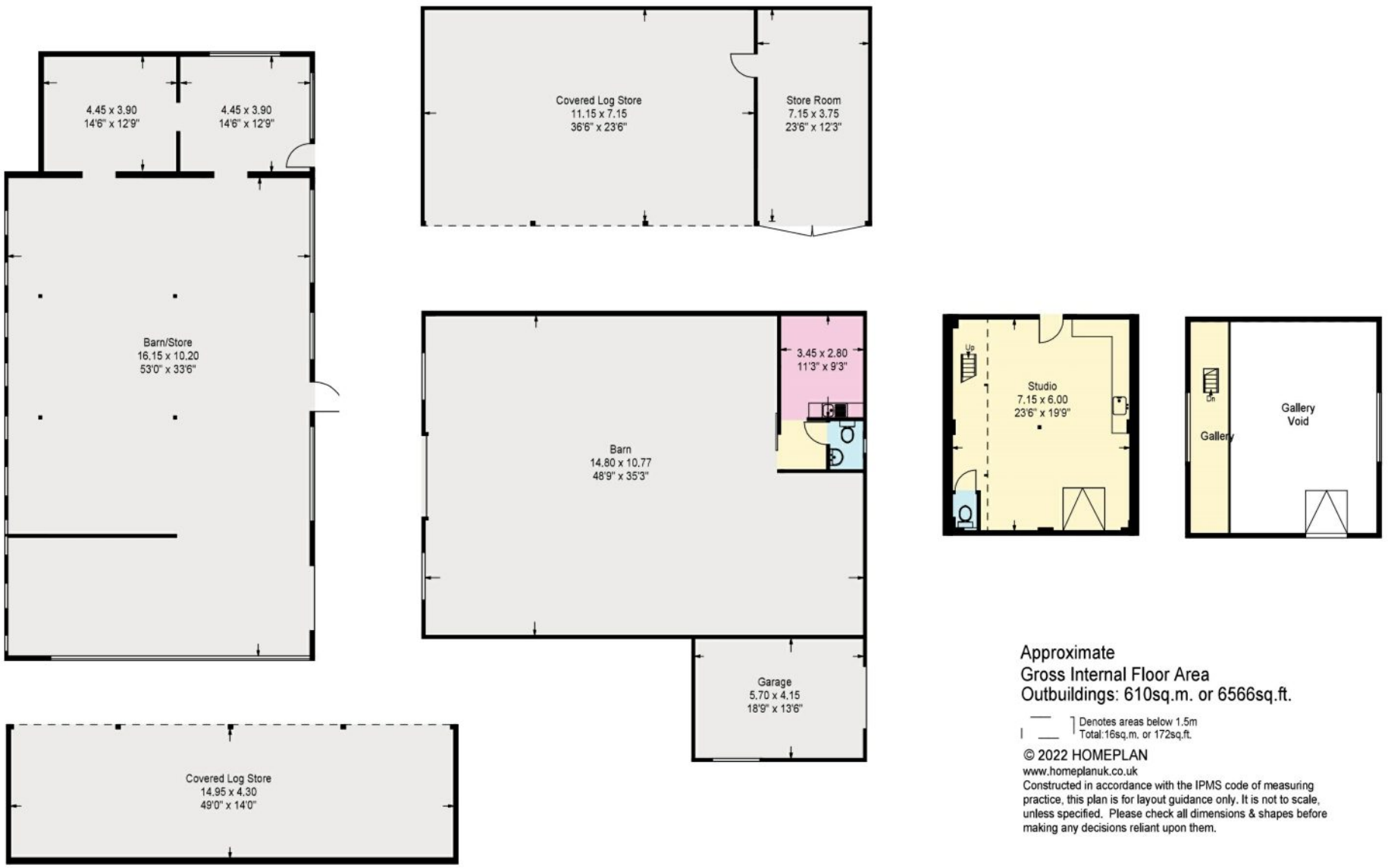


Cellar

FLOOR PLAN

Attic Room
6.30 x 4.40
20'9" x 14'6"
Attic Room
5.55 x 2.35
18'3" x 7'9"
Dn
Bedroom
4.85 x 4.10
16'0" x 13'6"
Bedroom
4.60 x 3.35
15'0" x 11'0"
Second Floor
Principal Bedroom
6.98 x 5.45
23'0" x 18'0"
Dressing Room
4.15 x 3.80
13'6" x 12'6"
Bedroom
5.90 x 4.15
19'3" x 13'6"
Bedroom
4.15 x 2.45
13'6" x 8'0"
Bedroom
4.50 x 3.95
14'9" x 13'0"
Up
Dn
Dn
Bedroom
6.10 x 3.15
20'0" x 10'3"
Bedroom
6.10 x 5.25
20'0" x 17'3"
Store
Room
Laundry Room
4.70 x 3.45
15'6" x 11'3"
First Floor

FLOOR PLAN



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The house sits centrally in its grounds and enjoys an elevated position with glorious views across its land comprising formal lawns, parkland and paddocks which extends to approximately 30 acres.

Grounds & Gardens

The house is approached over a long winding drive that leads past the The Lodge cottage and meanders through the grounds to a large parking area adjacent to the house. The house sits centrally in its grounds which extend to approximately 30 acres comprising formal gardens, a walled garden, pasture and woodland. There are two drives into the property one of which provides access to a yard of buildings with log stores, open barns and several large storage barns. There is also a brick studio building with a mezzanine floor which with a little updating would be ideal as a work space. All these buildings have recently been updated to pass an EICR electrical inspection.

There is a delightful walled garden with a central rose walk and productive raised beds. At the end of the rose walk nearest to the house is a hard tennis court which is in good order. There is also a squash court which is now in need of some repair.

The Situation

Boldre Bridge House occupies an exceptional position in the centre of its gardens and ground which extend to approximately 30 acres. The house is elevated and enjoys commanding south westerly views across its own land to the Lymington River valley beyond. As a result, the house enjoys a rare degree of privacy and control over its outlook. The property sits in a highly sought after location between the villages of Boldre and Pilley which are particularly charming and unspoilt. Both villages have a pub with Pilley offering a primary school and shop. There are glorious walks locally and the nearby market town of Lymington (2.5 miles) has a wide range of restaurants, sailing clubs and shops catering for most daily requirements. Brockenhurst Station 3.5 miles offers direct trains to London Waterloo in approximately 1h 45m.

Directions

From Lymington take the Southampton Road towards Brockenhurst and after passing the Ampress Roundabout, turn immediately right onto Boldre Lane. Proceed to the end of the lane and at the T-Junction turn right. Continue over the stone bridge and then then bear left, staying on Rodlease Lane. Just after this turn, take the first drive on the right and follow the drive through the gardens and grounds to the parking area adjacent to the house.

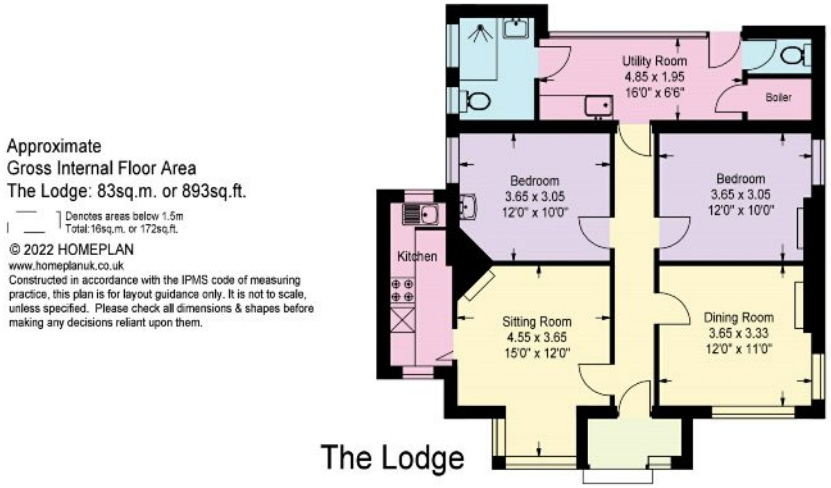
Services

All mains services are connected.
Council Tax: Main House - H, The Lodge - E
Superfast Broadband with speeds of up to 40 Mbps is available at the property (Ofcom)
EPC: House - E, The Lodge - D

The house offers extensive, well-proportined accommodation over three floors with further potential to improve. The property also comprises a two bedroom detached gate lodge, extensive outbuildings, a hard tennis court, studio, walled garden and a squash court (in need of repair).

The Lodge

There is a separate detached lodge cottage at the end of the drive closest to Rodlease Lane. This charming cottage provides comfortable accommodation on a single level which has been updated in 2022. There is a sitting room, dining room, kitchen and two double bedrooms as well as a utility room and shower room. The Lodge has its own parking area and private area of garden.



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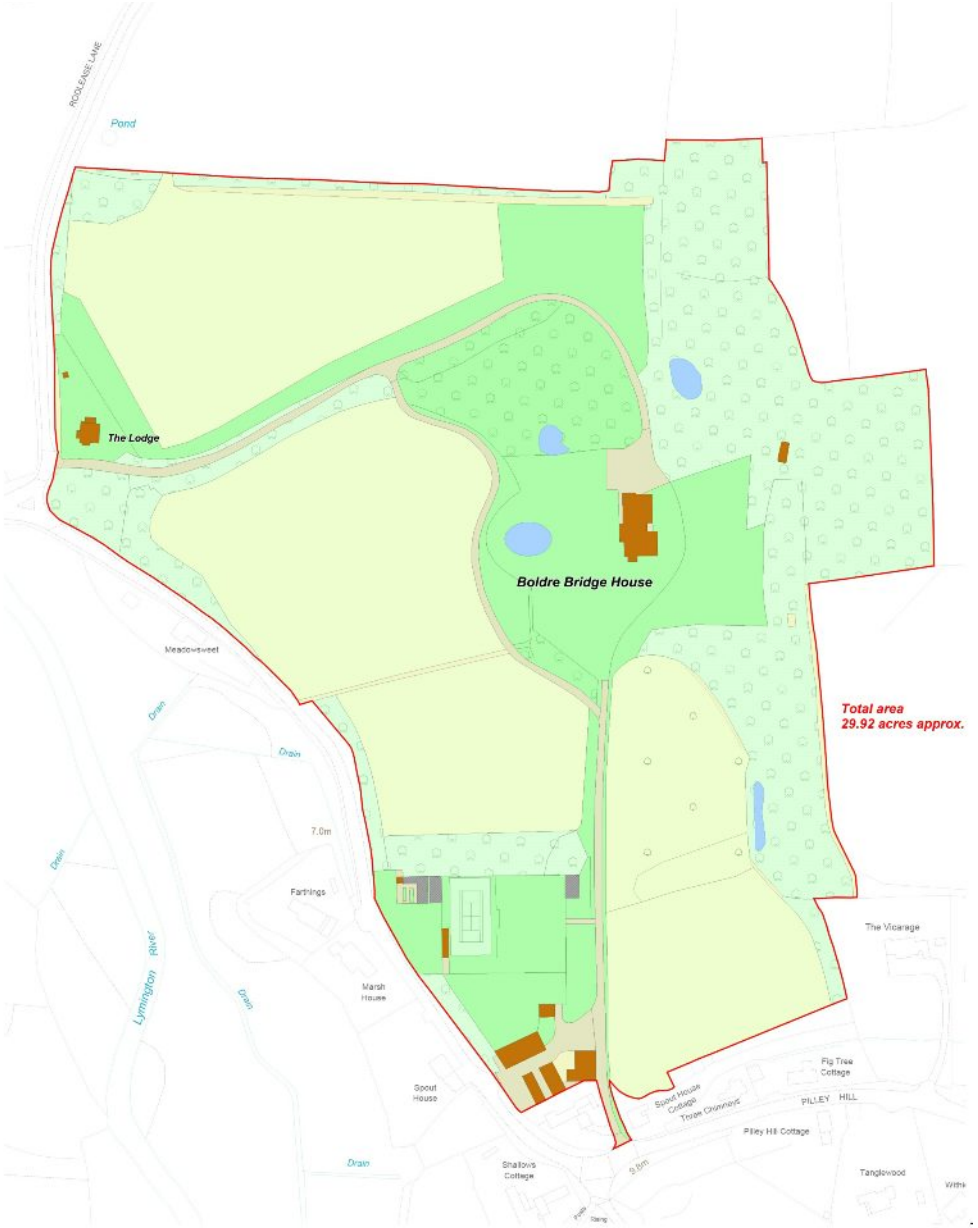

ROOLEASE LANE
Pond
The Lodge
Boldre Bridge House
Meadowsweet
Drain
Drain
7.0m
Farthings
Lymington River
Drain
Marsh House
Spout House
Drain
Shallows Cottage
9.8m
Spout House Cottage
Three Chimneys
Fig Tree Cottage
PILLEY HILL
Pilley Hill Cottage
Tanglewood
The Vicarage
Total area
29.92 acres approx.

For more information or to arrange a viewing please contact us:

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