



5 Boldre Lane

Boldre, Lymington, SO41 8PA

SPENCERS
COASTAL





5 BOLDRE LANE

BOLDRE • LYMINGTON

This beautiful four bedroom family home, has been significantly improved and updated by the current owners, with landscaped south facing lawns positioned on the edge of Lymington combining convenience with rural tranquility.

Ground Floor

Kitchen/ Dining Room • Sitting Room • Family Room • Cloakroom

First Floor

Principle Bedroom with En Suite & Walk in Wardrobe • Three Further Bedrooms • Family Bathroom

Outside

Garage • Utility

£1,450,000





The Property

A covered oak framed porch opens into the spacious hallway with doors into the cloakroom, lounge and the superb open plan kitchen / family room with large double sliding doors leading out onto the garden terrace. This is the heart of the house with a beautiful bespoke hand built wooden kitchen and tremendous garden views. There is contemporary limestone tiled floor, skylight ceiling, range of fitted cupboards, a large central island with butler sink, electric Aga with induction hob and dishwasher. A fitted breakfast/dining area provides ample space for dining room furniture and sofas. The sitting room / snug is off here with doors onto the garden. This room is an ideal retreat, TV room or a home office. The formal living room is at the front of the house and is a comfortable room with a log burner, range of fitted shelving and storage, wooden floors and a large bay window.

Stairs rise to the first floor with the excellent principal suite that includes a dual-aspect double bedroom with a Juliet balcony, walk

in wardrobe and ensuite shower room. The impressive guest room has attractive garden views with fitted wardrobes. Bedroom three and four are also good sized family rooms with fitted wardrobes. The contemporary bathroom suite dressed in sage and white colours completes the spacious accommodation.





FLOOR PLAN

Ground Floor



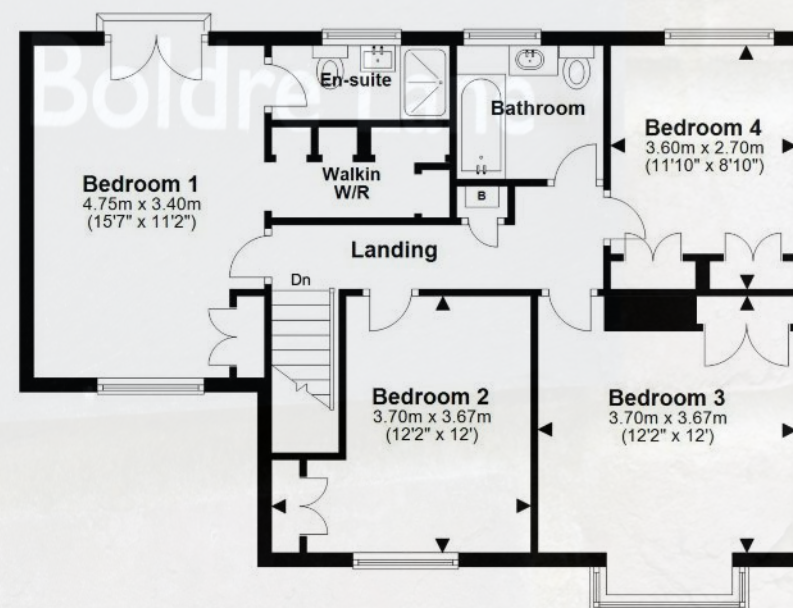
Approx Gross Internal Areas

House: 173.3 sqm / 1865.4 sqft

Outbuildings: 39.4 sqm / 424.0 sqft

Total Approx Gross Area:
212.7 sqm / 2289.4 sqft

First Floor









There is planning for a separate one bedroom annexe as well as ample parking and garaging.

Grounds & Gardens

The wide gravelled frontage with manicured plantings offers ample parking for several vehicles. In addition there is a garage ideal for bikes, kayaks or a classic car. There is side access by the garage which leads to three rooms which are currently used as a sailing store, utility room with plumbing for washer and dryer and a boot room. Planning has been granted to convert these out buildings to create a one bedroom self contained annexe consisting of a double bedroom, ensuite shower room, utility room and lounge. The large south facing patio has an impressive oak framed

dining area offering a lovely seating area over looking the lawned grounds. The garden offers a high degree of privacy with a second patio area at the rear of the garden, a fenced planting area with mature trees, a large wooden shed and a children's play area. There is also a Pod electric car home charger.



The Situation

Boldre Lane is one of Lymington's prime addresses offering rural seclusion while remaining within easy reach of the facilities of Lymington; the open spaces of The New Forest and a mainline railway station at Brockenhurst offering direct services to London Waterloo in approximately 2 hours. Lymington High Street is only one and a half miles away and offers a wide range of independent and chain stores as well as cafes, pubs and restaurants. Lymington's reputation as a centre for sailing is well deserved with several yacht havens and marinas catering for all types of craft. There are two sailing clubs that offer competitive and casual racing for all. The house lies within the New Forest National Park and there are attractive walks from the house through leafy lanes that lead to the open spaces of the Forest itself over which there are many walks, rides and cycle trails.

Directions

From our office in Lymington proceed up the High Street and keep right on the one way system on to the Southampton Road (A337). Proceed straight across at the mini roundabout and at the following roundabout proceed in the direction of Brockenhurst. Almost immediately after the roundabout turn right into Boldre Lane. Proceed along Boldre Lane for approximately 100 yards and turn right in to the horse shoe. The entrance to the property can be found on the right hand side.

Services

Energy Performance Rating: C Current: 71 Potential: 79

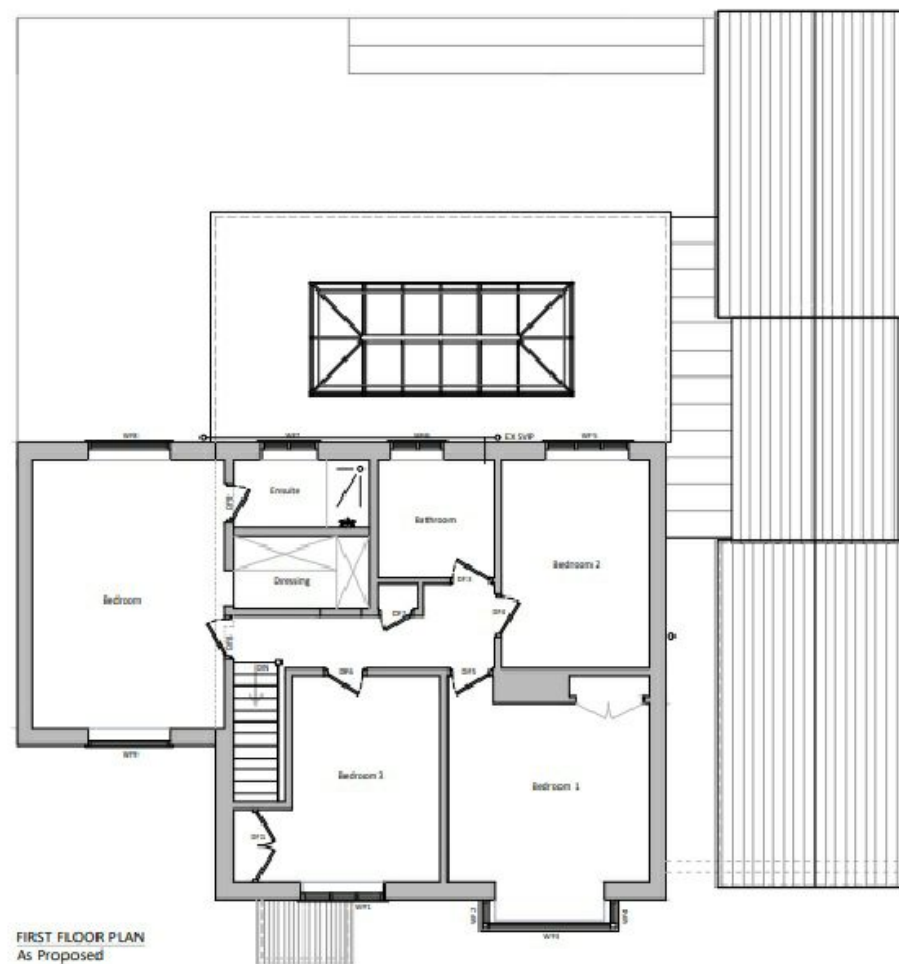
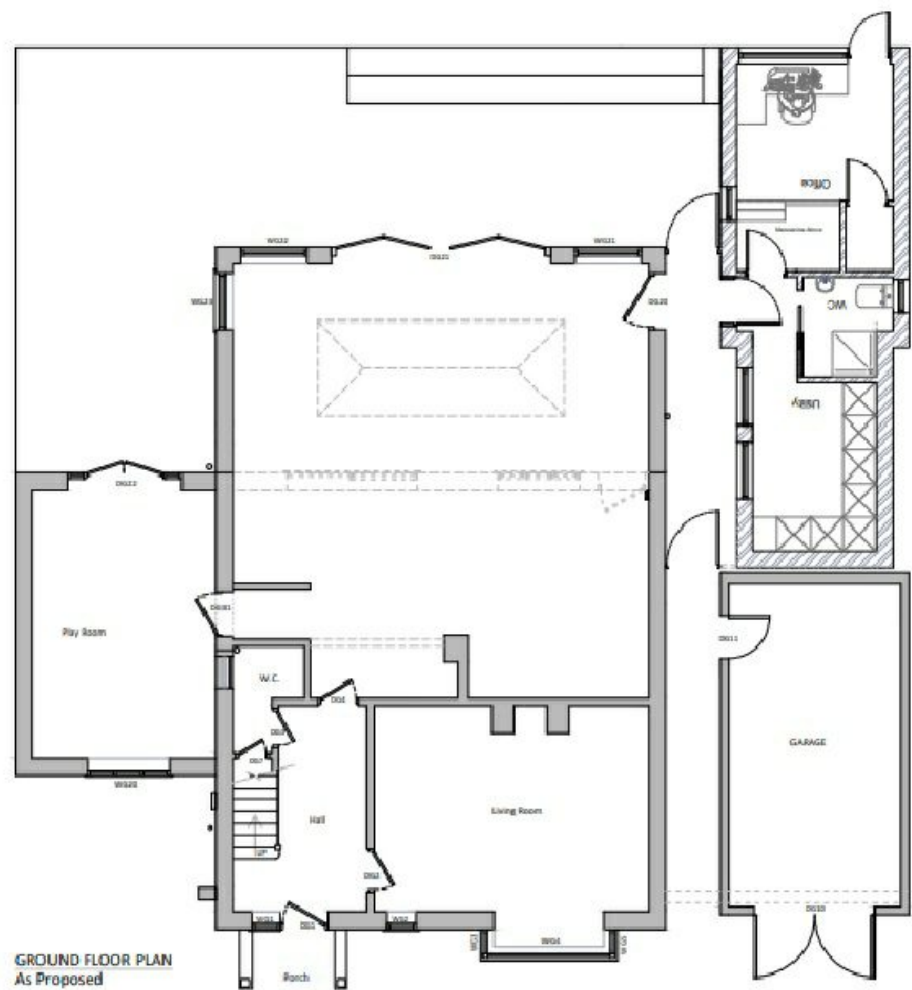
Council Tax Band: E

All mains services connected



EAST ELEVATION (REAR)
As Proposed









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

Property Video

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



Important Notice

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, Hampshire, SO41 9AL
T: 01590 674222 E: lymington@spencerscoastal.com

www.spencerscoastal.com