



Passford Hill Cottage

Boldre Lane, Boldre, Lymington, SO41 8PA

SPENCERS
NEW FOREST





PASSFORD HILL COTTAGE

BOLDRE LANE • BOLDRE

Nestled along the picturesque Boldre Lane, on the outskirts of Lymington, this exquisite period 4-bedroom, 3-reception room detached property offers a perfect blend of charm and sophistication.

Ground Floor

**Sitting Room • Drawing Room • Kitchen/Breakfast Room • Office • Dining Room •
Utility Room • Cloakroom**

First Floor

Principal Bedroom with En Suite • Three Further Bedrooms • Family Bathroom

£1,300,000





Ground floor accommodation

A sweeping driveway leads to Passford Hill Cottage, nestled amongst mature trees and ornamental shrubs with a gravel parking area leading to the porch and entrance of this charming cottage.

Upon entering the cottage through the hallway, you'll find a cloakroom, utility room, and an office to the left. From the office there are attractive views of the front drive and garden. Directly ahead from the front door, you step into the well-equipped traditional kitchen/breakfast room with karndean flooring. The kitchen features bespoke wooden units, including a tiled arch recess housing a rangemaster cooker and built-in extractor.

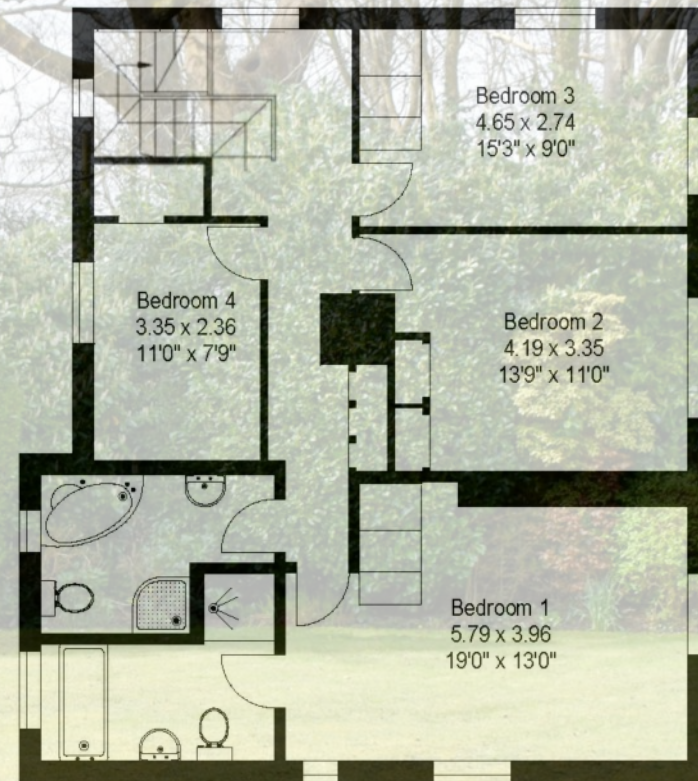
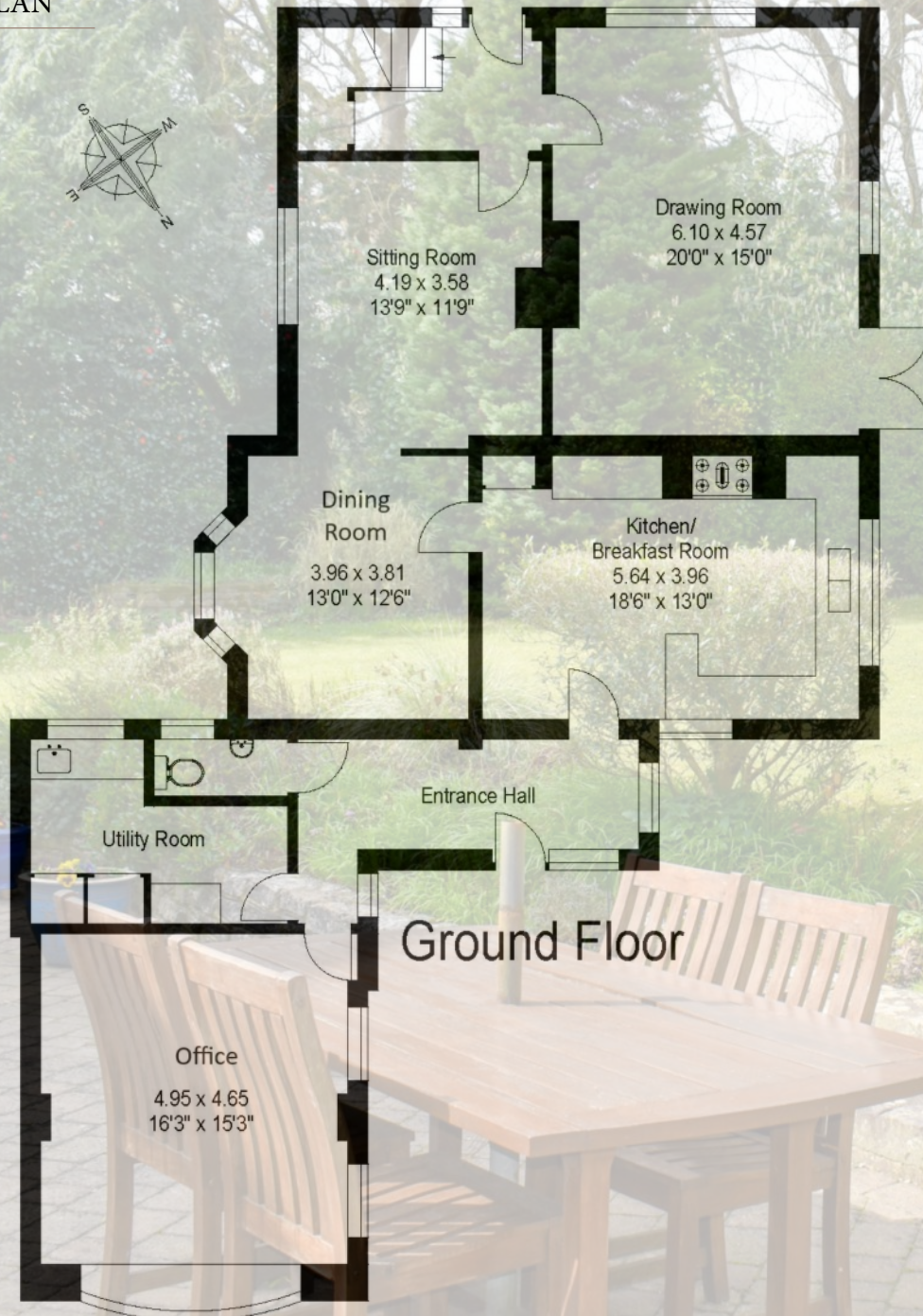


From the kitchen, you access the dual-aspect dining room and cosy sitting room. The sitting room boasts impressive bespoke book shelving and an attractive fireplace. Continuing forward, a small hallway grants access to an additional dual-aspect drawing room with more bespoke shelving and a fireplace, along with French-style doors leading to the garden, all these rooms enjoy solid oak flooring. From here, you can enjoy extensive views over the well-maintained lawn area and woodland boundary.





FLOOR PLAN



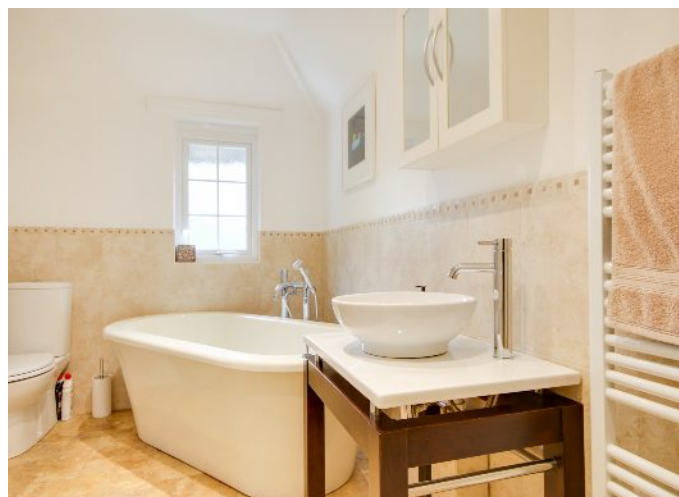
First Floor

Ground Floor

Approximate
Gross Internal Floor Area
Total: 227sq.m. or 2443sq.ft.

Plans produced and Copyright HOMEPLAN
www.homeplanuk.co.uk

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE





Set on over half an acre of meticulously manicured gardens, the residence exudes timeless elegance. With ample space for family living and entertaining.

First floor accommodation

The light-filled hallway at the front of the property leads to the first floor, where you'll find all four bedrooms and a modern family bath and shower room easily accessible from the landing. All bedrooms benefit from fitted wardrobes.

The main bedroom benefits from dual-aspect windows, flooding the room with light and offering views down the garden towards the woodland, making it a coveted main bedroom. The modern en suite is well-appointed, featuring a bath and separate shower cubicle. The three additional bedrooms are all generously sized and enjoy lovely views over the gardens.

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 and then take the turning left into Passford Hill Cottage.





Outside

Located on a spacious half-acre plot, this property boasts a charming garden with lovely trees and shrubs. Accessible through a wide driveway, there's plenty of parking available, making it convenient for both residents and guests. A patio at the front of the property offers a pleasant spot for outdoor dining

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.



The house sits centrally in a slightly elevated position and is surrounded by exquisitely manicured gardens that have been carefully planted and expertly tended over the years. 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 benefits from easy access to the open spaces of the Forest itself over which there are many walks, rides and cycle trails.



Services

Energy Performance Rating: E 51 Potential: C 77

Council Tax Band: G

All mains services connected

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, SO41 9AL
T: 01590 674 222 E: lymington@spencersnewforest.com

www.spencersnewforest.com