



The Thatched House

Hundred Lane • Portmore • Lymington • SO41 5RG



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A rarely available substantial character house positioned within a plot of approximately 1.5 acres, with the benefit of spacious and versatile accommodation, a master bedroom suite, beautiful kitchen/family/living room with bi-fold doors opening out onto the large gardens, abundance of parking, a large workshop/garage and an additional outbuilding comprising of stabling and multiple store rooms with huge potential. This delightful four/five bedroom property has been modernised and improved over the years, retaining many original features, and has further potential to improve, reconfigure and extend.



5



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£1,500,000

Key Features

- Magnificent family/living room/kitchen with bi-folding doors opening out to the large terrace area and gardens beyond
- Kitchen, boot/store room, utility room and two ground floor shower rooms
- Master bedroom suite comprising a large bedroom, dressing room and en-suite shower
- Substantial outbuilding with stabling, gym, bike storage, various store rooms and an outdoor open kitchen
- Located in a quiet hamlet, within a short walk of the open forest and within a 5 minute drive of Lymington town centre
- Large sitting with feature fireplace
- Ground floor snug and store room
- Three further first floor double bedrooms, study/bedroom five and family bathroom, all enjoying views over the gardens
- Driveway parking for multiple vehicles and room to store a boat/caravan etc
- Large workshop/garage and an additional garden office with power and broadband connection and water supply

Est.1988



Description

Positioned within a plot of approximately 1.5 acres, this delightful and charming property has been modernised and extended in recent years and enjoys a wealth of character features and offers spacious and versatile accommodation, and has further potential to improve, reconfigure and extend. There is a large workshop/garage, garden office and large outbuilding comprising of stabling and separate store rooms, offering scope for redevelopment.

Front door leading into the entrance hall with stairs rising to the first floor. Door into the superb kitchen/family/living room. This room is the heart of the home and is flooded with natural light with windows to three sides enjoying views over the garden, three roof lights and bi-folding doors opening out onto the terrace and gardens beyond. The kitchen area has a comprehensive range of bespoke built floor and wall mounted cupboard and drawer units with leathered granite worktop over. Space for range cooker, space for American style fridge/freezer. Built-in appliances include an eye level double oven with space for microwave above, space and plumbing for dishwasher. Inset large butler sink with mixer tap over and inset draining boards either side. Large island incorporating a breakfast bar area with an abundance of storage, the lower side of the kitchen island is 2/3 oak butchers block, and 1/3 marble. Large bi-folding doors opening out onto the large paved terrace area, bringing the outside indoors. This spacious room has ample room for a large dining table and chairs, sofas and soft furnishings.

From the entrance hall there is a corridor leading down to the left to the utility room which has space and plumbing for washing machine and tumble dryer with worktop over and under counter space for an additional appliance. Built-in shelving, tiled flooring, window and door leading out to the rear aspect. Next door is a shower room with shower cubicle, wash hand basin, WC and window to the rear aspect. From the entrance hall, there is a door into the snug which is a cosy room with a window to the rear aspect, and door into a large store room which houses the wall mounted gas fired central heating boiler. Large sitting room with feature open fireplace with space for woodburner. Three windows to the front aspect, door into the boot/store room which has a window and door leading out to the rear. From the sitting room there is another door through to an inner hallway where is a kitchen and shower room. The shower room has a shower cubicle, WC, wash hand basin and window to the rear aspect. The kitchen has a range of floor and wall mounted cupboard and drawer units with inset single drainer sink unit, four ring ceramic hob, window and door to the rear aspect.

First floor landing with two windows to the front aspect and exposed beams and restricted head height. The master bedroom suite comprises of a lovely large double bedroom with built-in wardrobes, windows to the front and rear aspect enjoying views over the gardens and there are two feature porthole windows to the side aspect. Opening through to the dressing room area and door into the en-suite shower room which comprises a shower cubicle, WC, wash hand basin and window to the rear aspect. There are three further double bedrooms, all with windows to the rear aspect, enjoying views over the garden. There is a study with a window to the rear aspect which could also

be used as a fifth bedroom, and the family bathroom comprises of a panelled bath unit with shower over, WC, wash hand basin and window to the rear aspect.

To the front, the property is approached from a driveway leading up to a large shingled area where there is ample parking for multiple vehicles/caravan/boat etc. There is a detached timber framed workshop/garage to the right of the house which has two sets of double doors to the front, a pedestrian door, windows to the side and rear and has power and light.

To the rear of the property, there is a substantial paved terrace area running adjacent to the rear of the property accessed through the bi-folding doors from the kitchen/family/living room, with room for patio furniture and ideal for alfresco dining. There is custom made wooden seating made and steps up to the lawned area. There is a covered, open sided outdoor kitchen/bar area with sink unit, space for BBQ and outside tap and bar area.

The property is set in approximately 1.5 acres, and the mature gardens are mainly laid to lawn with an abundance of trees, shrubs and various plants.

To the rear of the garden there is an additional brick built outbuilding, currently being made up of two stables, a garden store, four store rooms, a bike store room and gym, with power and light. This building could be utilised for many different purposes and offers scope and potential to be converted into an Annexe/Airbnb. The garden office/shed in the corner of the lower lawn is insulated, has hard wired internet connection and power. There is also a water supply adjacent. There is also additional vehicular access available from Warborne Lane.

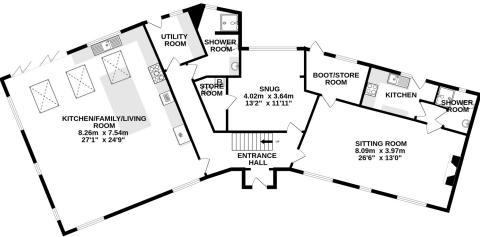
Situated within just a few minutes walk of the open forest and you can enjoy leisurely walks to nearby Pubs via scenic footpaths to the Walhampton Arms at Walhampton and The Fleur De Lys in Pilley, where is local community shop and hall. The hamlet of Portmore is a friendly community, holding regular events on the green throughout the year.

Nearby is the beautiful Georgian market town of Lymington, with its many independent shops, picturesque Quay, deep water marinas, sailing clubs and local Schools which have "Good" and "Outstanding" Ofsted ratings. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes.

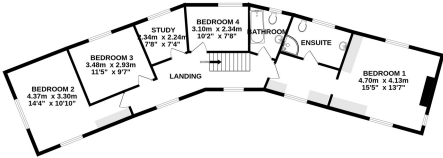
EPC Rating: D

Floor Plan

GROUND FLOOR
157.0 sq.m. (1690 sq.ft.) approx.

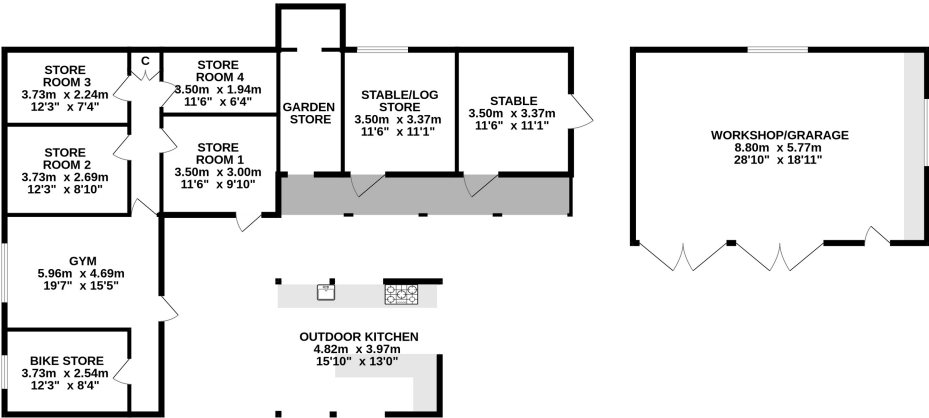


1ST FLOOR
87.4 sq.m. (940 sq.ft.) approx.



THE THATCHED HOUSE
TOTAL FLOOR AREA : 244.3 sq.m. (2630 sq.ft.) approx.
Made with Metropix ©2025

OUTBUILDINGS
173.5 sq.m. (1867 sq.ft.) approx.



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TOTAL FLOOR AREA : 173.5 sq.m. (1867 sq.ft.) approx.
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New Forest

For more information or to arrange a viewing please contact
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