



FELLS GULLIVER
ESTATE AGENTS

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16 The Boltons, Gosport Lane, Lyndhurst, HampshireSO43 7BF

£180,000

- Age exclusive
- Central Lyndhurst
- Open plan
- Remainder NHBC
- Access to Forest
- Coach house
- Two bedrooms
- Integrated kitchen
- Stroll to village
- Viewing essential





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A Superbly Positioned Coach House Apartment in the Heart of Lyndhurst – Exclusively for Over 55s!

Welcome to The Boltons, an exclusive and highly regarded retirement development perfectly situated in the very heart of Lyndhurst – the charming and historic capital of the New Forest.

Constructed by the award-winning Hanover Housing, The Boltons comprises just 27 individual apartments arranged across three thoughtfully designed blocks, offering a peaceful and secure setting for residents aged 55 and over.

This attractive coach house-style apartment offers the ideal balance of independence, comfort, and community.

Set within beautifully maintained grounds and just a short, level walk from Lyndhurst's bustling high street, residents can enjoy easy access to a range of local shops, cafés, and the stunning open forest that surrounds the village.



Positioned on the edge of this prestigious and award-winning development, this exceptional coach house-style maisonette offers a rare blend of village convenience and private, independent living.

Boasting its own private entrance, the property enjoys a sense of separation and individuality, while still being just a short stroll from the heart of the village and all its amenities. Upon entering, a wide and welcoming staircase leads to the first floor where the accommodation unfolds beautifully.







The maisonette features two well-proportioned double bedrooms, both light-filled and thoughtfully laid out, served by a stylishly appointed modern bathroom.

At the heart of the home is a generously sized open-plan reception room – a fantastic space for both relaxing and entertaining.

The contemporary kitchen is seamlessly integrated into the living area and comes complete with high-quality built-in appliances, perfect for modern day living.

Additional benefits include access to secure resident's parking in the nearby car park, available via a 24-hour permit costing just £240 per annum. The permit also provides the bonus of use in other New Forest car parks – ideal for locals and visitors alike.



 = REDUCED HEADROOM BELOW 1.5M / 5'0



GROUND FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 720 SQ FT / 66.9 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©
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