



Lower Riversdale

Boldre, Lymington, Hampshire, SO41 8PE

SPENCERS
NEW FOREST





LOWER RIVERSDALE

ROYDEN LANE • BOLDRE • HAMPSHIRE

A FINE COUNTRY HOUSE SET IN IDYLIC PARKLAND GROUNDS INCLUDING APPROXIMATELY 11 ACRES OF LANDSCAPED GARDENS, PADDOCKS AND WOODLAND WHICH HAS BEEN EXTENSIVELY REFURBISHED CREATING LIGHT AND WELL PROPORTIONED LIVING SPACE THROUGHOUT. IN ADDITION, THERE IS AN IMPRESSIVE DETACHED CONVERTED SCHOOL HOUSE WHICH PROVIDES SUPERB GUEST ACCOMMODATION.

Lower Riversdale

Dining Hall • Drawing Room • Cloakroom • Study • Kitchen/Family Room • Utility Room

Master Bedroom Suite • Guest Bedroom Suite • Two Further Bedrooms • Family Bathroom

The Studio (converted 1860's School House)

Vaulted Reception Room • Kitchen • Two Bedrooms • Shower Room • Cloakroom

Brick Outbuildings

- Home Cinema Room • Cloakroom • Wine Store • Garden Store
- Extensive Garage Complex • Landscaped Grounds • Paddocks

£2,375,000



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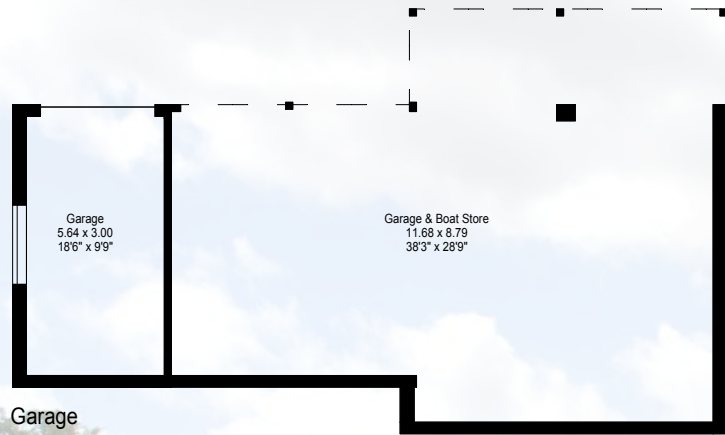


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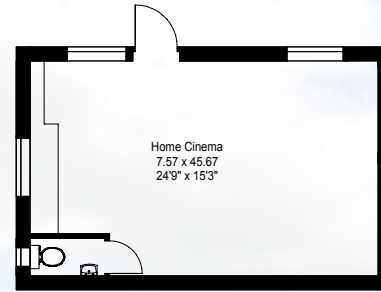


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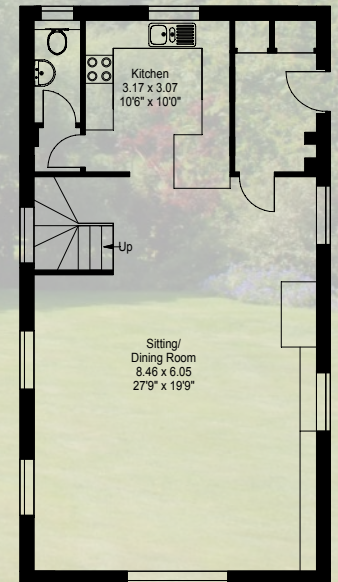
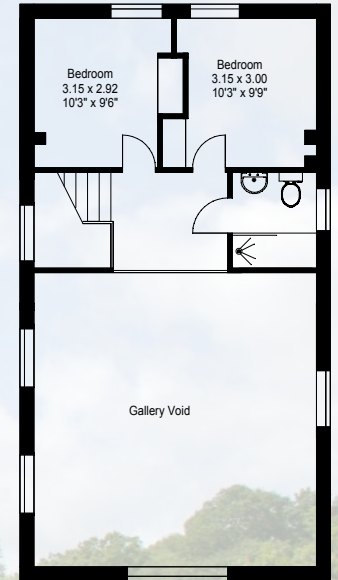
FLOOR PLAN



Garage



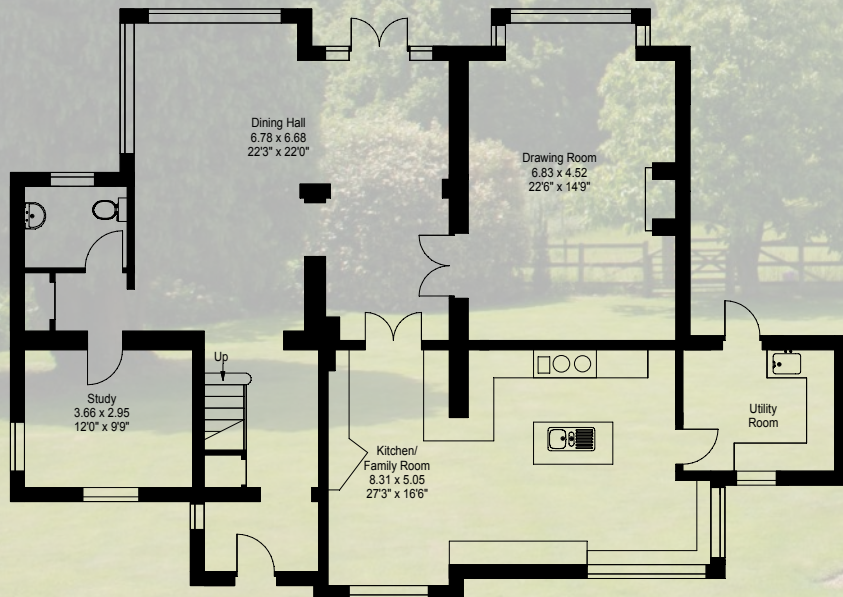
Home Cinema



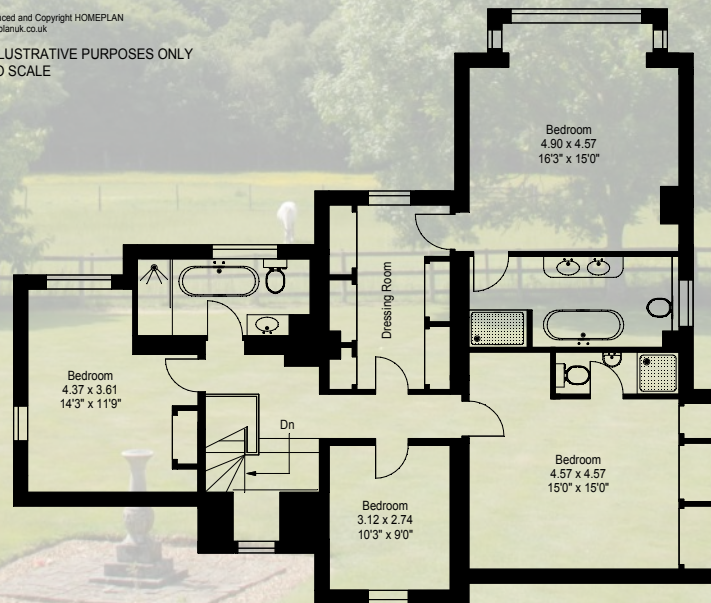
Approximate
Gross Internal Floor Area
House: 265sq.m. or 2853sq.ft.
Annexe: 104sq.m. or 1123sq.ft.
Garage: 102sq.m. or 1098sq.ft.
Workshop: 34sq.m. or 366sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



Ground Floor



First Floor

Annexe Studio



Situated in a delightful sought after location, this majestic country home and converted school house offers well planned accommodation presented in immaculate order throughout.

The Property

The house benefits from an entrance hall with solid oak flooring that extends throughout. There is a stunning dining hall with views over the gardens and double doors that lead out to the landscaped gardens and paddocks beyond.

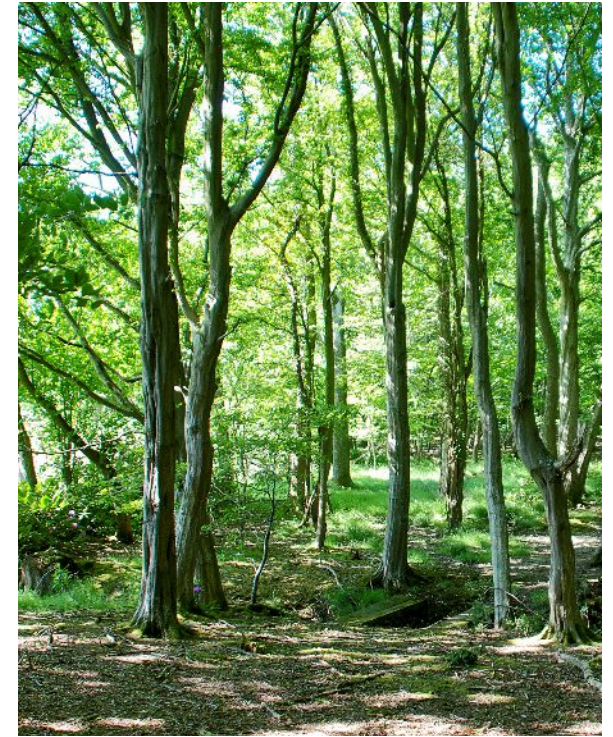
The impressive drawing room features a superb bay window and has a Clearview woodburner with an oak mantel and slate hearth.

The bespoke Neptune kitchen has granite work surfaces, a central island, Aga and an informal dining area with built-in banquette seating. The utility room has flagstone flooring, a range of bespoke cupboards providing storage for boots and coats and an oak door out to the rear garden.

A wooden staircase leads to the first floor. There are four double bedrooms, two of which have en-suites and the master bedroom also enjoys a dressing room. All bathrooms are fitted with wooden panelling, bespoke Neptune cabinets and Burlington traditional sanitary ware.

Adjacent to Lower Riversdale is The Studio which dates, we understand, from circa 1860s. This converted school house is of brick construction under a slate roof with a superb living area featuring an open trussed, vaulted ceiling and feature fireplace with wood burning stove.

The Studio also enjoys a fitted kitchen and cloakroom, as well as two bedrooms and a shower room.





The property is approached over a sweeping gravelled driveway, which in turn leads to substantial outbuildings, the formal gardens, paddocks and woodland beyond of approximately 11 acres.

Grounds & Gardens

The gardens surrounding the property are formal with a substantial York stone style terrace to the south and west which is edged with a Purbeck dry stone wall. Steps lead up to the delightful, formal lawned gardens with a central bed and to the northern side a small orchard with a range of fruit trees and bushes, all sheltered from the driveway by substantial conifer and beech hedging.

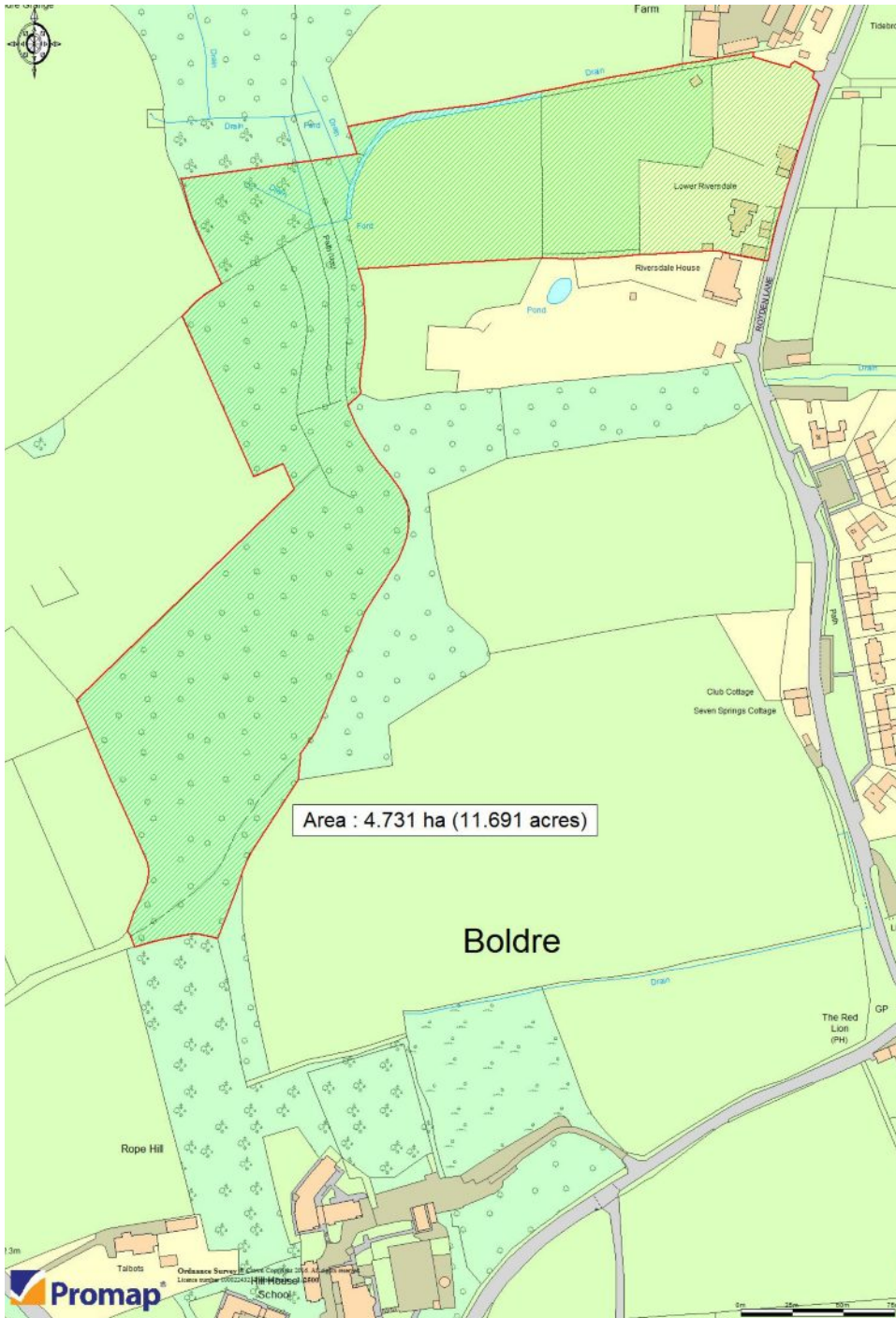
Apart from The Studio there are further outbuildings including one with a cinema room and cloakroom, another with a wine store and one that is currently used as a garden store.

A large oak and larch framed open bay garage has room for either four cars or boat trailers with a loft sail store above and a further lockable garage to the side. This provides potential to be converted into stables.

Access through a five bar wooden gate leads to two paddocks which have field shelters. A further gate in the top paddock leads to an extensive and secluded area of woodland. There is a separate gated vehicular access into the woodland via Rope Hill.







The Situation

Lower Riversdale and The Studio are located on a quiet country lane in the extremely sought after village of Boldre. The Georgian market town of Lymington, famed for its rivers, marinas and yacht clubs, offers a diverse range of shops, educational and leisure amenities all within approximately 2½ miles of the property. A little over 2 miles due north is the similarly popular New Forest village

of Brockenhurst that offers a Tertiary College, excellent shopping, a popular Golf Club and useful mainline rail connection (London/Waterloo journey time approximately 90 minutes). The picturesque and tranquil countryside afforded by the Boldre Valley surrounds the enclave. Fantastic walking and riding is close by in Royden Woods and the New Forest National Park.

Directions

From our offices turn right and continue straight on over the level crossing. On the A337 continue for approximately three miles passing The Filly Inn and The Hobler public house. Turn left down Rope Hill (signposted for Boldre and Pilley). Pass the Red Lion public house the turn left into Royden Lane and the property can be found after a short distance on the left hand side.





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

Services

Council Tax Band: Lower Riversale Band G, The Studio Band A.
Mains gas, electric and water. Private drainage.
Energy Performance Rating:
Lower Riversdale Current: 63 Potential: 71
The Studio: Current 63 Potential 66

Viewing

By prior appointment only with the Sole Selling Agents.

Points Of Interest

Lymington Hospital	1.1 miles
Walhampton (Private School)	1.5 miles
Waitrose Lymington	1.8 miles
Lymington Quay	1.9 miles
The Pig Restaurant	2.6 miles
Lymington Recreation Centre	2 miles
Brockenhurst Golf Club	2.1 miles
Brockenhurst Train Station	2.5 miles
Sway Train Station	2.5 miles
Careys Manor Hotel & Spa	2.7 miles

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 for 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@spencersnewforest.com

www.spencersnewforest.com