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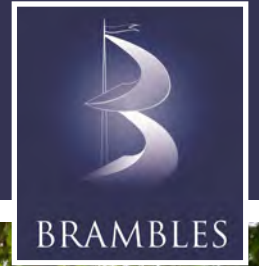
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Lyneham Lodge, Cowes Lane

Lyneham Lodge. A truly unique and impressive property in a tranquil setting, backing onto the nature reserve and benefiting from views on the upper floors over Southampton Water.





Lyneham Lodge, Cowes Lane

Thought to date back to the 1930's this characterful home has some most interesting features which we're certain could predate that, including the magnificent oak doors to the front and rear of the hallway.

The property underwent an extensive renovation approximately 10 years ago and has been further improved by the current vendors who have added an additional living space in the form of a playroom above the garage.

There are five reception rooms plus a wonderful kitchen/family/dining room which is a most impressive oak and glass structure, overlooking the garden, and boasts a tastefully designed kitchen with island unit, granite worktops and range cooker which is set into the disused fireplace. The mezzanine over the kitchen is just delightful and would work so well as a quiet reading area or playroom for the children. The room over the garage is currently used as a TV/Gaming room, with the high vaulted ceiling and maximum use of glass offering another light, bright reception space.

A welcoming sitting room with beams and open fireplace will be the ideal place to retire of an evening and with triple aspect windows, makes the most of the beautiful setting here.

The first floor has a wonderfully spacious feel as you make your way up to the landing which hosts four double bedrooms, two of which are en-suite, plus the family bathroom with the freestanding bath adding yet another touch of luxury.

The second floor has been reconfigured to become a master suite with the dressing room plus en-suite bedroom, with slipper bath. Velux roof terraces to both the bedroom and dressing room offer a wonderful opportunity for you to stand and take in the stunning views across Southampton Water.

The property is positioned with wrap around grounds; a large driveway enclosed by electric gates to the front, offering a good deal of privacy. The garden winds its way from the front to the rear where a large lawn area is bordered by an extensive selection of shrubs and plants. A substantial patio area can be accessed from various doors on the ground floor, for ease of entertaining.

As far as location goes the backdrop of fields and Nature Reserve, with the water beyond, really highlight the special setting of this property which really must be seen to be appreciated.

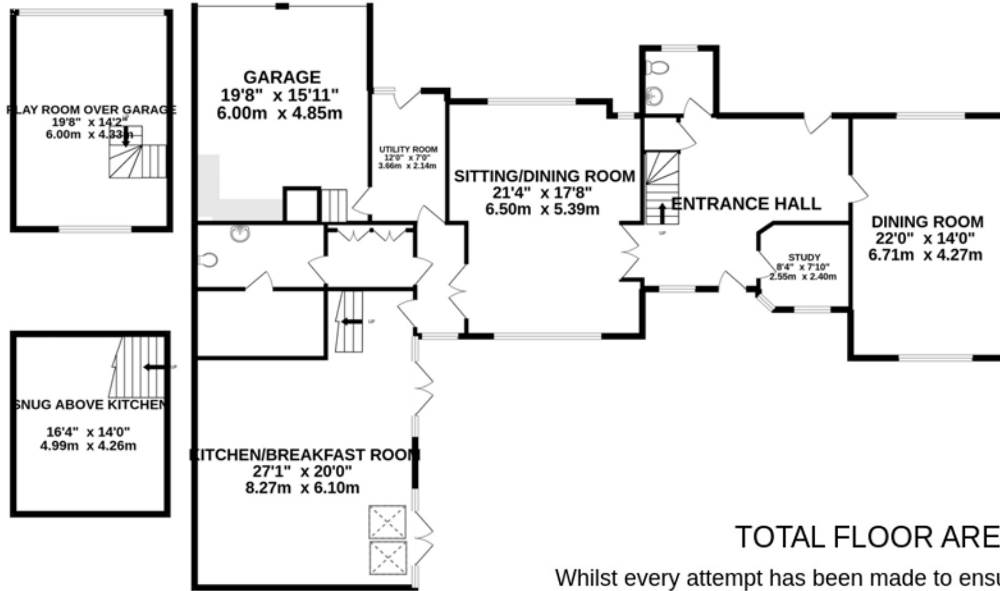




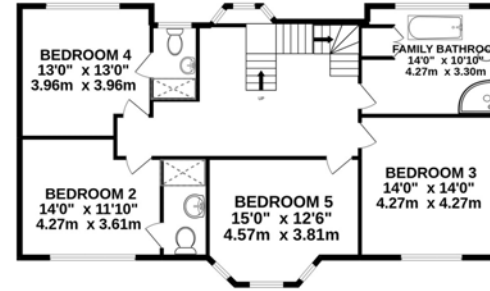




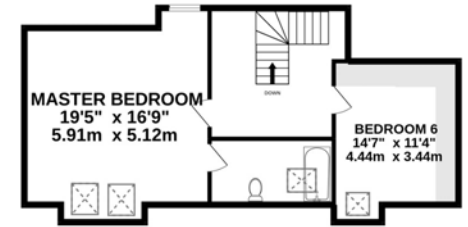
GROUND FLOOR
2634 sq.ft. (244.7 sq.m.) approx.



1ST FLOOR
1176 sq.ft. (109.2 sq.m.) approx.



2ND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 4459 sq.ft. (414.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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