



Rodlease Cottage Rodlease Lane Lymington

£2,800 PCM

Nestled in the charming village of Boldre, Lymington, this stunning three bedroom detached cottage offers a unique blend of character and modern living. Originally an old coach house, the property has been thoughtfully designed to preserve its original features while providing all the comforts of contemporary life. Holding fee: £646 Security deposit: £3230 Council tax band: F



• Characterful detached cottage • Original coach house charm • Spacious, well-equipped kitchen • Cosy living room with woodburner • Master bedroom with rural views • Modern bathroom with roll top bath • Pretty garden with wildflowers • Off-road parking for several cars • Located in scenic Boldre • Viewing highly recommended

Upon entering, you are greeted by a beautiful hall that sets the tone for the rest of the home. The open layout features a stable wall partition leading into a well-equipped kitchen, complete with ample work and cupboard space, a fridge freezer, dishwasher, washing machine, and a central island, making it a delightful space for culinary enthusiasts.

The ground floor also boasts a cosy living room, where an exposed red brick fireplace with a woodburner creates a warm and inviting atmosphere. French doors open out to the garden, seamlessly blending indoor and outdoor living.

As you ascend the stairs, you will find a lovely landing that leads to three well-proportioned bedrooms. The master bedroom is particularly spacious and offers scenic rural views, while the second bedroom is another generous double, and the third serves as a comfortable twin room. The family bathroom is modern and stylish, featuring a roll-top bath, toilet, hand basin, and a walk-in shower, catering to all your needs.

Outside, the rear garden is a delightful retreat, mostly laid to lawn with a brick patio, a wildflower garden, and mature shrubs, perfect for enjoying the outdoors. Additionally, there is access to a garage space ideal for storage. To the front of the property, off-road parking is available for several cars, ensuring convenience for you and your guests.

This characterful cottage in Boldre is a rare find, offering a perfect blend of charm, comfort, and practicality in a picturesque setting.

The property's construction is brick and tile.

The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

Please note part of the garage is retained by the landlord.

ADDITIONAL INFORMATION

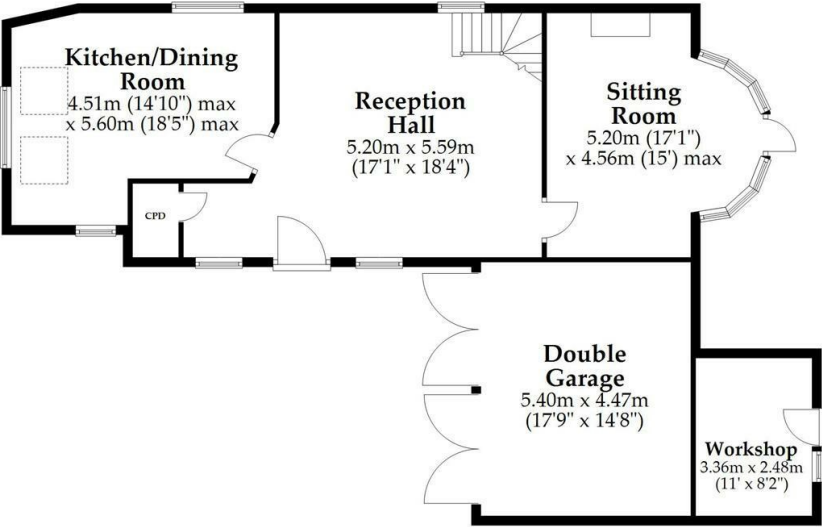
Council tax band: F Furnishing Type: Unfurnished Security Deposit: £3,230 Available From: 15th July 2025



Note: Measurements were taken from architect's plans and may not exactly represent the finished room sizes.

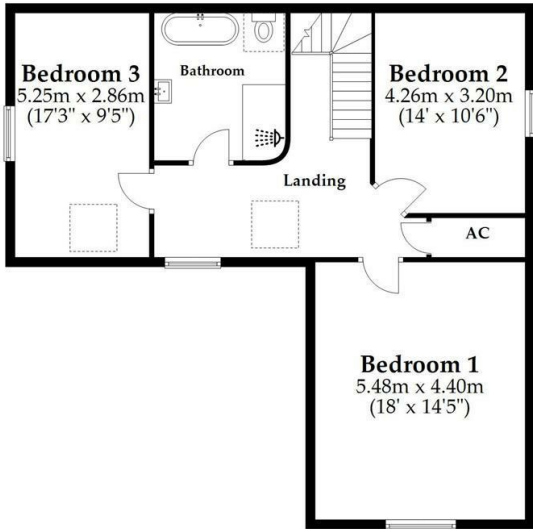
Ground Floor

Approx. 110.4 sq. metres (1188.2 sq. feet)



First Floor

Approx. 81.2 sq. metres (873.6 sq. feet)



Total area: approx. 191.6 sq. metres (2061.8 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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