



2 Squirrels Cottages Poles Lane Lymington

£3,400 PCM

Situated just south of Lymington High Street, this beautifully renovated 3 bedroom home has been finished to a high standard and offers stylish, modern living throughout. Set behind electric gates, the property benefits from ample parking and a generous garden. Holding deposit: £784 Security deposit: £3923 Council tax band: E



- South of the High Street • Quiet location • Ample parking • Gated entrance • Modern living • Garage • Workshop • AGA • Spacious living accommodation

Inside, the spacious layout flows seamlessly, featuring a large sitting room with doors opening to the garden, complemented by a woodburner that serves both the sitting room and dining room, adding warmth and charm to both spaces. The modern kitchen/breakfast room is fitted with central island, plenty of work and cupboard space and appliances, including an AGA, American-style fridge freezer, integrated dishwasher and washing machine, and a wine cooler, all centered around a bright, inviting space ideal for family living.

Upstairs, the principal bedroom is a true retreat, with built-in wardrobes forming a dressing area and a luxurious ensuite bathroom. Two further double bedrooms are served by stylish, modern bathrooms, offering comfort and convenience for family or guests.

Additional features include a Nest gas central heating system, Megaflo boiler, and contemporary décor throughout.

Outside, the property includes a garage with adjoining workshop, providing excellent storage or hobby space. The generous garden, mostly laid to lawn with mature trees lining the borders for privacy. A patio area outside the kitchen offers the perfect spot for alfresco dining and entertaining.

This exceptional home offers the perfect balance of modern convenience and classic charm, ideally situated in a sought-after location close to Lymington's shops, restaurants, and marina.

The property's construction is brick and tile.

The property has mains gas central heating, an electricity supply, mains water and a waste pump station.

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

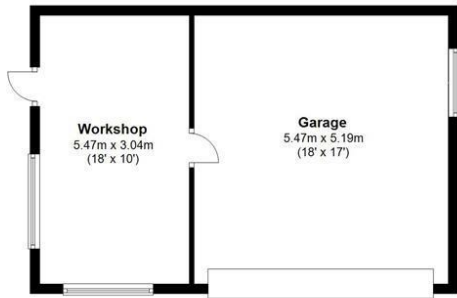
Pets will be considered however a tenant will be requested to provide proof of a pet damage insurance clause/ policy.

ADDITIONAL INFORMATION

Council tax band: E Furnishing Type: Unfurnished Security Deposit: £3,923 Available From: 13th October 2025



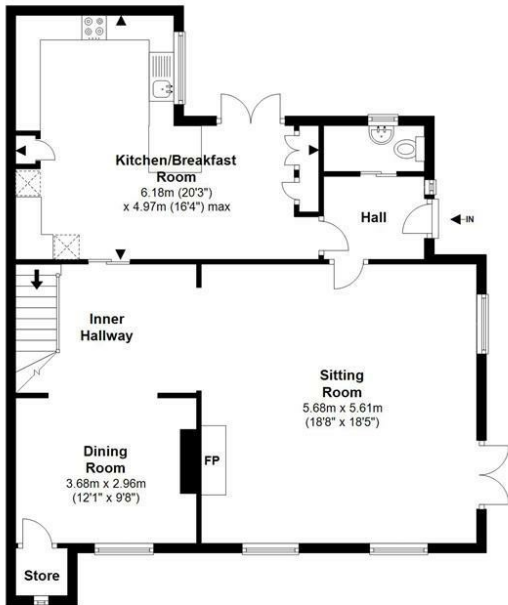
Ground Floor



Approx Gross Internal Area: 156.0 sqm / 1679.6 sqft

Outbuilding (not in correct orientation): 45.0 sqm / 485.5 sqft

Total Approx Gross Area: 201.0 sqm / 2165.0 sqft



First Floor

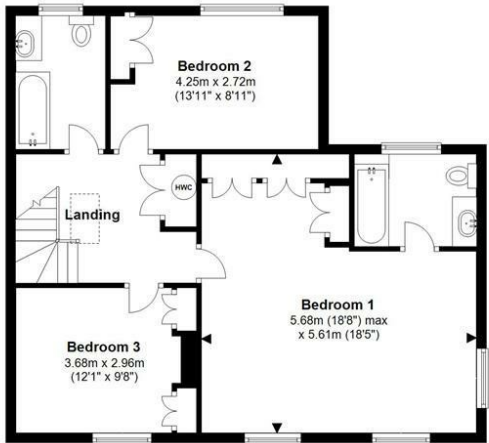
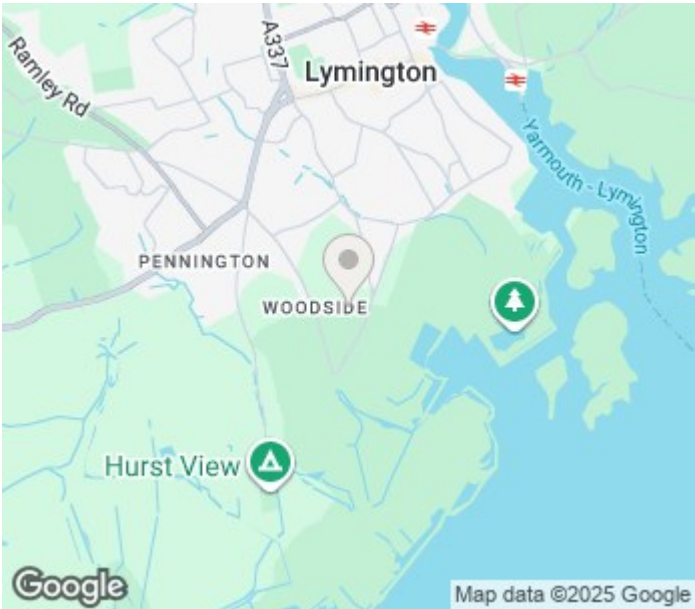


Illustration for identification purposes only; measurements are approximate, not to scale.EPC New Forest
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	82
(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.



SPENCERS

LETTINGS

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Spencers' lettings office offers a dedicated, specialist lettings service with every aspect managed in-house, from maintenance to property inspections. The team undergo regular training to keep on top of continually changing legislation and are frequently praised by landlords and tenants for their friendly professionalism, thoroughness and reliability. The office works closely with Spencers' estate agency offices and broadly covers the New Forest area including Lymington and Lyndhurst, Romsey and Totten, Beaulieu, Ringwood, Brockenhurst, Burley and the Christchurch area including Highcliffe and Barton on Sea.



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