



6 Boldre Lane

Lyminster, Hampshire, SO41 8PA



A uPVC casement door opens into a generous porch/reception area, which in turn leads to a welcoming entrance hallway. The hall provides stairs to the first floor, excellent under-stairs storage and a convenient cloakroom fitted with a close-coupled WC, wash hand basin and stylish ladder-style heated towel rail. The hallway opens into a comfortable and well-shaped sitting room, featuring a charming box bay window to the front elevation, wall and ceiling light points, and an electric flame-effect fire creating a warm focal point.





To the rear of the property is an impressive kitchen/breakfast/family room, perfectly suited to family life and entertaining. This superb space enjoys views over the private rear garden through patio doors and features a tiled floor, generous dining area and breakfast bar linking seamlessly to the kitchen. The kitchen is well equipped with extensive worktop space, a wide range of cupboards and drawers, a one-and-a-half bowl stainless steel sink with mixer tap, a five-ring Neff gas hob with extractor above, under-unit lighting, plentiful power points, and a Neff double oven set within a tall unit with integrated fridge alongside. A cupboard houses the Potterton gas-fired boiler, and a uPVC door provides access to the garden.





Where dreams are made

To the first floor, the landing with a window gives access to four bedrooms and the family bathroom. The principal bedroom is a generous double with fitted wardrobes and a box bay window overlooking the front garden. Bedroom two is another good-sized double with a recess ideal for fitted wardrobes. Bedroom three overlooks the rear garden and benefits from fitted wardrobes, while bedroom four is a single room incorporating a built-in airing cupboard with radiator and slatted shelving. The family bathroom is well-appointed, comprising a panelled bath, vanity wash hand basin with storage below and mirror above, a curved shower enclosure with fitted shower and tiling, and a close-coupled WC.

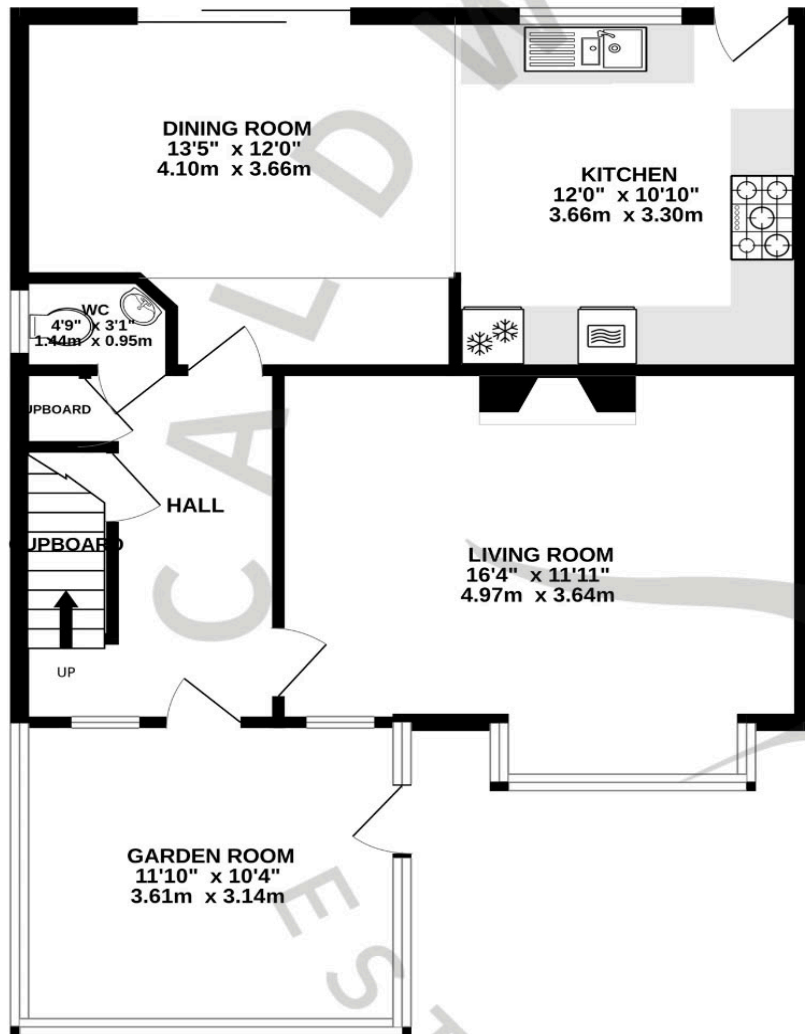


Meet me in the garden

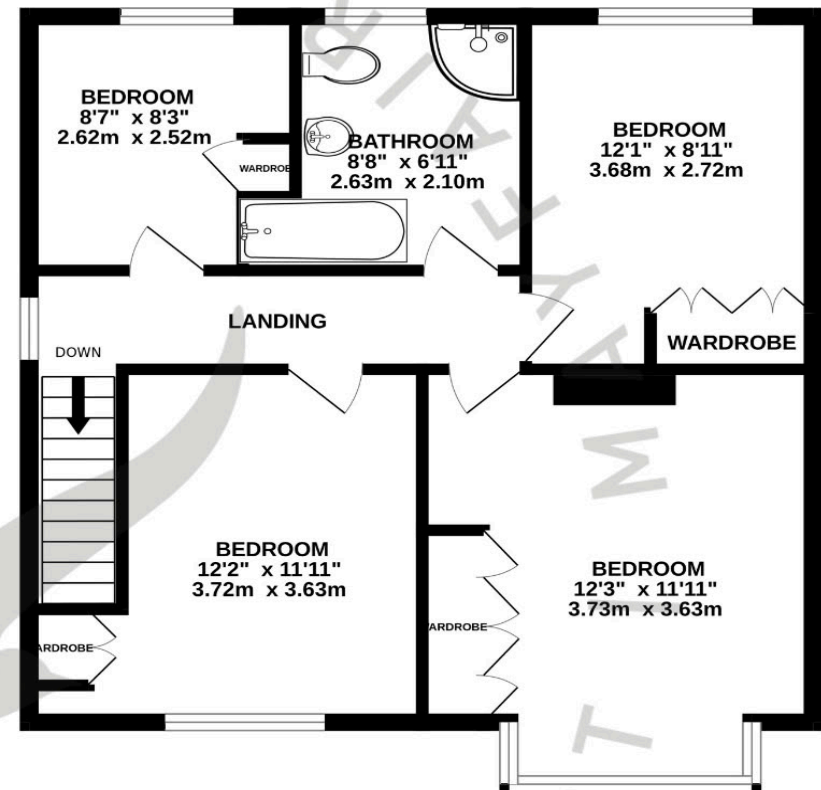
Externally, the property continues to impress. The elevated front garden is attractively laid to lawn and well screened, creating a pleasant approach. Side access leads to the private and well-screened rear garden, a particular highlight of the property. A large Indian sandstone patio provides an ideal entertaining space, leading onto a lawned garden with a mature magnolia tree and a further lawned area beyond the garage. The garage offers excellent versatility, featuring a personal door, single up-and-over door and increased internal width, making it ideal for workshop or utility use. To the front, a driveway provides ample off-road parking.



GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1305 sq.ft. (121.2 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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The Finer Details

The Property

Spacious four-bedroom family home

Large kitchen/breakfast/family room ideal for modern living

Comfortable sitting room with box bay window

Ground floor cloakroom

Mature gardens with attractive lawned areas

Garage with increased width, ideal for workshop

Driveway providing ample off-road parking

Directions

From the Caldwells office in Lymington High Street, proceed towards Church Lane and continue onto St Thomas Street. Follow the road onto Priestlands Place and take the sharp right onto Stanford Road, turning into Southampton Road. Continue through the traffic lights until passing through two roundabouts. At the second roundabout, take the first exit onto Southampton Road, then turn right into Boldre Lane and then immediately right again, where the property will be found on the horseshoe off Boldre Lane.

 [what3words](https://www.what3words.com/behalf.sunblock.beard) ///behalf.sunblock.beard

Services

Mains gas, electricity, and water are connected to the property.

Tenure

Freehold

Council Tax Band

E - Estimate: £2,815

EPC Rating

D



Where Do I Go For?



Bread/milk/newspaper?

Lymington ASDA Petrol Station is within walking distance, and the town also has a Tesco Express, Waitrose and M&S Food



Schools?

Lymington and Pennington have excellent infant and junior schools, plus Priestlands secondary. Local independent schools include Walhampton in Lymington and Durlston in Barton on Sea, as well as various nurseries and preschools



GP/pharmacy?

Lymington has a GP surgery and a number of pharmacies and dental practices



Tra4?

Lymington stations connects to Brockenhurst which has a mainline service to London Waterloo (90 mins approx.)



A bite to eat?

There are many great eateries in the Lymington including The Haven, The Townhouse and The Monkey Brewhouse



Gym & swim?

Elmers Court or the Health & Leisure Centre, both in Lymington



A stroll?

We are spoilt for choice! The beach and cliff top at Milford, the sea wall at Lymington and the open forest which are all just a short drive away



Family day out?

Beaulieu Motor Museum is just a 25 minute drive away and the world famous Paulton's Park and Peppa Pig World is just 17 miles away!



Spa day?



Asking Price £795,000

caldwellsnewforest.com

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Caldwells, 69 High Street, Lymington, Hampshire SO41 9AL



Scan the QR code to make an enquiry or to book a viewing...

