



7 Court Cottages, Court Close

— Lymington, Hampshire, SO41 8NR —

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Features

Entrance hall with built in storage cupboards

Ground floor bathroom with shower, wash hand basin and WC, and space and plumbing for washing machine

Sitting room with coal effect gas fire, brick surround and wooden mantle

Bifold patio doors opening onto a private patio and communal gardens

Recently refitted modern kitchen with ample high and low level storage

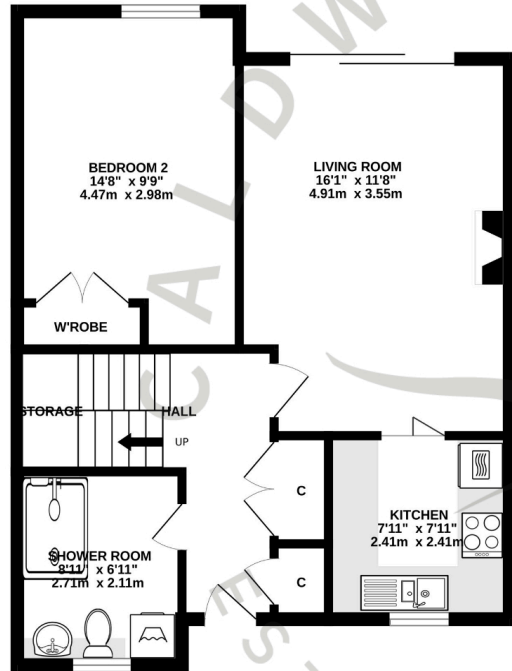
Integrated Zanussi double oven, Bosch four ring ceramic hob and Bosch dishwasher

Dual aspect first floor bedroom with built in wardrobe and eaves storage

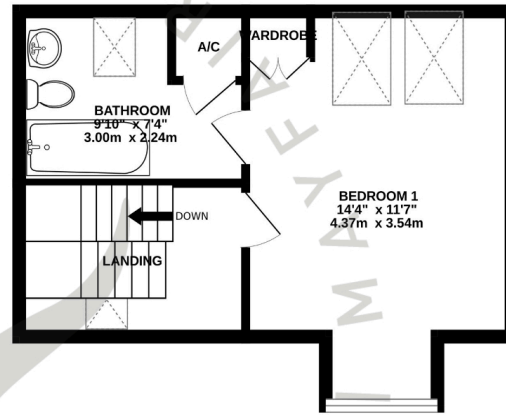
Ensuite bathroom and paved pathway approach within attractive grounds



GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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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Take a look around

The front door opens into an entrance hall with useful storage cupboards. To the left is a bathroom fitted with a walk in shower cubicle, wash hand basin and low level WC, together with space and plumbing for a washing machine. To the right, a door leads into the sitting room, which features a coal effect gas fire with brick surround and wooden mantle, creating a warm focal point. Bifold patio doors open onto a private patio area with access to the communal gardens. The cottage benefits from a recently refitted modern kitchen, thoughtfully designed with a range of high and low level cupboards providing ample storage. Integrated appliances include a Zanussi **oven and built-in microwave**. Bosch four ring ceramic hob and integrated Bosch dishwasher, along with space for a fridge freezer. A stainless steel single bowl sink unit with drainer and mixer tap is set within durable laminate work surfaces.

The kitchen is further complemented by a gas fired, wall mounted Worcester boiler supplying domestic hot water and central heating. Stairs rise to the first floor bedroom, which is dual aspect and benefits from a built in wardrobe and useful eaves storage. There is also an ensuite bathroom fitted with a bath and shower over, wash hand basin, low level WC and airing cupboard. The property is approached through the Nursing Home grounds, with a paved pathway leading to the cottages, which are separate from the main building, offering privacy while remaining within a supportive setting.

Tenure

Freehold

Maintenance

The cottages are managed by Sullivan Lawford. The maintenance is approx. £1,826 per annum paid in two instalments over the year which includes building insurance, Apello 24-hour careline, exterior decoration, gutter clearance, exterior window cleaning, maintenance to the communal grounds and the services of the manager.

Directions

From our office in the High Street proceed up into St Thomas Street joining the one way system in the left hand lane signposted Bournemouth and New Milton (A337). On reaching the roundabout, take the first exit onto Ridgeway Lane and continue along this road, taking the first left into Court Close. The property will be found on walking through the Court Lodge Nursing Home.

Services

All mains services are connected.

Council Tax Band - E

Estimate: £2,815

EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note: Any appliances and/or services mentioned within these sales particulars do not imply they are in full and efficient working order. Any floor plans shown are not to scale and are for room identification purposes only. Caldwells for themselves and for the Vendor of this property whose agent they are, give notice that these particulars are intended as a guide and any intending purchaser must satisfy themselves, by inspection or otherwise as to the correctness of each of the statements contained within.

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Asking Price £399,950

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