

5 Downton Lane

Downton, Lymington, SO41 0LG

SPENCERS



DOWNTON LANE

DOWNTON • LYMINGTON

An exceptional family residence of approximately 4,000 square feet, perfectly positioned in the heart of Downton. This expansive home offers a masterfully designed interior featuring six versatile bedrooms and vast open-plan living spaces. Set within meticulously landscaped grounds extending to just under an acre, the property provides a private oasis complete with garages and a bespoke, high-specification outdoor kitchen pavilion, offering a refined lifestyle balance between the New Forest and the Hampshire coast.

Ground Floor

Kitchen / Living Room • Sitting Room • Dining Room • Study / Bedroom Seven • Games Room • Utility • Two Cloakrooms

First Floor

Principal Bedroom with En Suite Shower Room and Balcony

Five Further Bedrooms including a Second En Suite Shower Room • Family Bathroom • Family Shower Room

Outbuildings

Outdoor Kitchen Pavilion • Shed • Summer House • Garaging

£1,650,000

6 5 4







The Property

Spanning over 3,900 square feet of internal living space, the house has been thoughtfully arranged to accommodate grand-scale entertaining and comfortable family life.

The ground floor opens into a welcoming entrance hall that leads to a formal sitting room, centered around a traditional brick fireplace with a wood-burning stove. The true heart of the home is the magnificent 37-foot open-plan living and dining room. This light-filled space features a contemporary kitchen with a substantial central island and high-end cabinetry, flowing seamlessly into a seating area that overlooks the gardens through bi-fold doors. The ground floor's versatility is a standout feature, offering a dedicated games room, a large formal dining room for hosting, and a quiet study that can easily serve as a seventh bedroom. A practical utility room and two cloakrooms complete the lower level.

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On the first floor, the accommodation is equally impressive. The master suite enjoys the luxury of a private en-suite bathroom and a large 23-foot balcony providing a peaceful vantage point over the rear grounds. There are five further well-proportioned bedrooms on this level, including a second en-suite guest room and a modern family bathroom, all finished to an exacting standard.



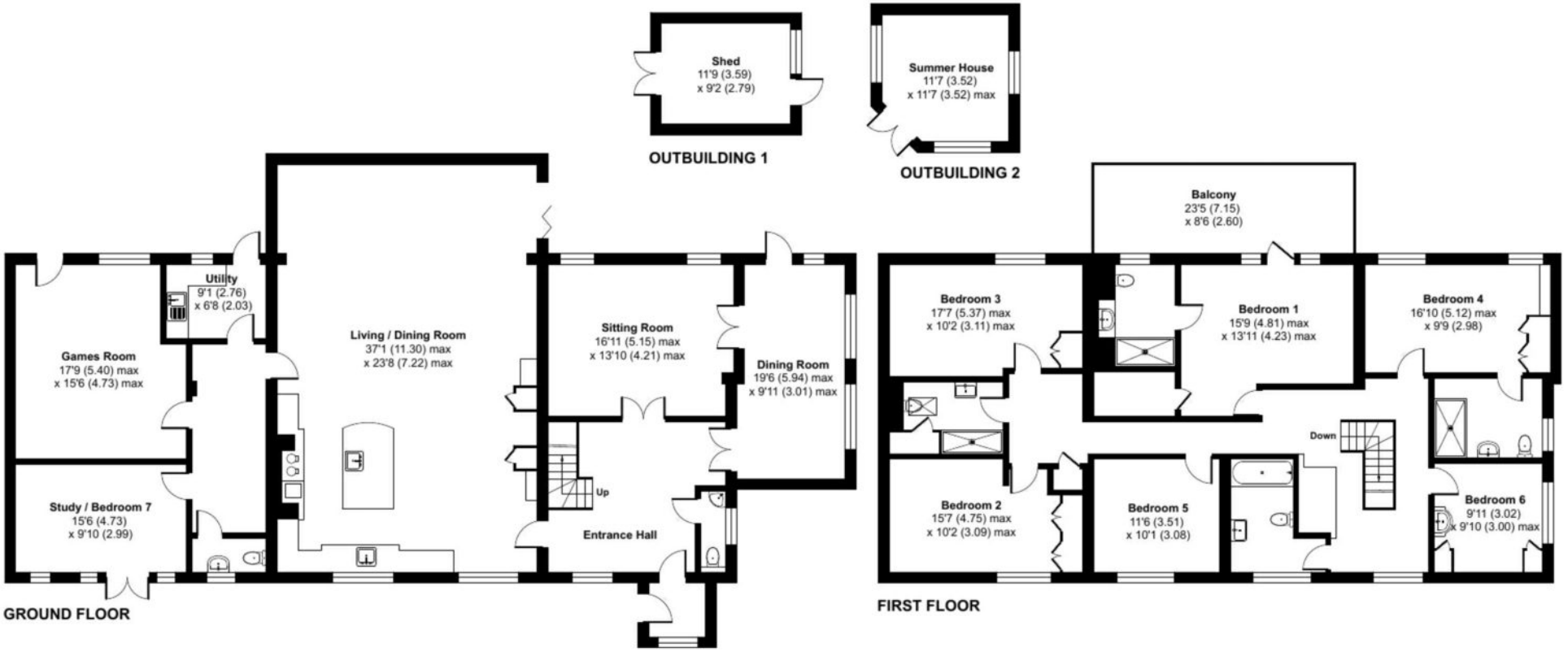






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Approximate Area = 3936 sq ft / 365.6 sq m
Outbuildings = 235 sq ft / 21.8 sq m
Total = 4171 sq ft / 387.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Grounds & Gardens

The property is approached via a sweeping gravel driveway that provides ample parking for multiple vehicles and leads to the main entrance. The rear gardens are a particular highlight, having been professionally landscaped to create a lush, private retreat. A large paved terrace extends from the rear of the house, ideal for al fresco dining, and leads to a feature koi pond protected by decorative safety screening. The garden's "pièce de résistance" is the substantial outdoor kitchen pavilion. This oak-framed structure is designed for year-round use, equipped with integrated cooking facilities, a bar, seating areas, and overhead heating, making it the ultimate space for garden entertaining. The remainder of the grounds are primarily laid to level lawn, interspersed with mature trees, ornamental shrubs, and vibrant flower beds. Additional outbuildings include a large storage shed and a charming secondary summer house, providing ample space for garden maintenance and leisure.

Situation

The property occupies a premier position on Downton Lane, a sought-after address situated in the charming hamlet of Downton. This location offers the perfect blend of rural tranquility and convenient access to local amenities including a recently refurbished pub, The Royal Oak. To the east lies the vibrant Georgian market town of Lymington, world-renowned as a premier sailing destination with its deep-water marinas, prestigious yacht clubs, and a bustling High Street filled with independent boutiques and fine dining. The coastal village of Milford on Sea is just two miles to the east with a village green encircled by bars and restaurants as well as an excellent swimming beach. To the west, the town of New Milton provides comprehensive shopping facilities, including major supermarkets and a health center. For the commuter, New Milton railway station offers a direct and frequent service to London Waterloo in approximately 1 hour and 45 minutes. The property is also on the doorstep of the New Forest National Park, offering thousands of acres of ancient woodland and open heathland for walking, cycling, and riding.

Property Video

Point your camera at the QR code below to view our professionally produced video.




IN







Additional Information

Tenure: Freehold
Council Tax: G
Energy Performance Rating: E Current: 50 Potential: 57

Utilities: Mains electricity and water. Private drainage via a septic tank which the property has sole use of. The tank is located within the boundary of the property. There is no mains gas supply.

Heating: Gas central heating (LPG)

Broadband: ADSL Copper-based phone landline. Ultrafast broadband with download speeds of up to 1000 mbps available at this property (ofcom).

Easements: The electricity company has access rights to the telegraph pole that is located just inside the boundary to the front of the property.

Electric Vehicle (EV) Charging Point: Yes

Parking: Private driveway & garage

Directions

From Lymington, proceed west on the A337 (Christchurch Road) towards New Milton. Continue through the village of Everton and into Downton. Upon reaching the crossroads at Downton, turn left into Downton Lane just before the Royal Oak pub. The property will be found a short distance along on the left-hand side.

Important Information

Spencers would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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