

6 Court Close

Lymington, SO41 8FR

SPENCERS


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AGA



COURT CLOSE

LYMINGTON • HAMPSHIRE

Tucked away at the end of a no-through lane, and set in a secluded and south facing mature garden, this spacious and light five bedroom detached family home offers the opportunity to live in the heart of Lymington, yet enjoy a peaceful setting. Located on the south side of Lymington, close to Woodside Gardens and a short walk to the high street and sailing facilities. The property would now benefit from a program of updating. There is a detached garage and parking for two cars and a detached two room wooden garden chalet.

Ground Floor

Reception Room • Kitchen / Dining Room • Dining Room • Conservatory • Cloakroom

First Floor

Bedroom with En Suite and Balcony • Two Further Bedrooms • Family Bathroom

Second Floor

Two Bedrooms, one with En Suite

Garden Studio

Office • Reception Room • Shower Room

£1,200,000

5 2 3





The Property

The property is approached via a front porch, opening into an impressive and welcoming hallway where the staircase rises to the first floor, and doors lead seamlessly to the principal reception rooms. Double doors reveal the dining room, which flows effortlessly into a generously proportioned living room and large conservatory with air conditioning. The living room enjoys a beautiful double-aspect and the space is bathed in natural light and features a characterful open fireplace alongside a striking bay window, framing delightful views across the mature, south-facing garden—an idyllic backdrop for both relaxation and entertaining.

The bright, dual-aspect kitchen is flooded with natural light and accessed from the hallway, creating a welcoming and airy space. It features a classic Aga cooker alongside a generous range of wall and base units, offering plenty of storage and extensive worktop space. The kitchen is well-equipped with integrated appliances, including an additional oven and hob, dishwasher, and fridge freezer. A convenient side door provides direct access to the exterior of the property. There is a useful separate utility room/WC which completes the ground floor accommodation.

The stairs lead to the first floor where the spacious principal bedroom has a south facing balcony, ample fitted wardrobes and an ensuite bathroom. There are two further double bedrooms and the family shower room on this floor. Further stairs lead up to the second floor and directly into a study/bedroom and then to another double bedroom with en suite bathroom.















FLOOR PLAN

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Approximate Area = 2441 sq ft / 226.7 sq m
Limited Use Area(s) = 107 sq ft / 9.9 sq m
Garage = 268 sq ft / 24.8 sq m
Garden Studio = 317 sq ft / 29.4 sq m
Total = 3133 sq ft / 291 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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The property is offered with vacant possession

Grounds & Gardens

A feature of note is the secluded garden, a quiet and mostly south facing haven with a variety of mature, colourful and fragrant planting and a small area of woodland to one end. There is a high degree of privacy and where the large wooden detached two room garden chalet is located. There is also a greenhouse, and composting area.

The Situation

Court Close is a most sought after location, being a no-through lane, to the south of the High Street and within a few minutes of the marinas and sailing clubs of the Georgian market town of Lymington. The property is located close to Woodside Gardens which offers pleasant walks and access through to the salt marshes and sea path. This cosmopolitan town also offers diverse shopping facilities, a picturesque harbour and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes





Additional Information

Tenure: Freehold

Council Tax: G

Energy Performance Rating: C Current: 70 Potential: 79

Utilities: Mains gas, electricity, water and drainage. The property also benefits from Solar PV Panels that were installed c2009 (benefit from a Feed in Tariff).

Heating: Gas central heating. The Worcester Bosch boiler located in the airing cupboard is approximately 2-3 years old.

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property. Superfast broadband with download speeds of up to 80 mbps available at this property (ofcom).

Tree Preservation Order (TPO): Yes

Parking: Private driveway & garage

Agents Note: The property has been adapted to facilitate a stairlift

Directions

From our office continue up the High Street and just before entering the one-way system turn left into Belmore Lane. On reaching the roundabout take the third exit onto Rookes Lane. Continue driving along Rookes Lane and around the right hand bend when after approx. 100 metres there is a right turn into Court Close. The house is positioned on the right hand side after about 100 metres.

Important Information

Spencers of Lymington 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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