Riversdale House
Royden Lane • Boldre • Lymington • Hampshire • SO41 8PE
RIVERSDALE HOUSE,
ROYDEN LANE • BOLDRE • LYMINGTON • HAMPSHIRE • SO41 8PE

A FABULOUS PERIOD FAMILY HOME IN NEED OF A LITTLE MODERNISATION SET IN APPROXIMATELY 11 ACRES OF GARDENS, PADDOCK AND WOODLAND WITHIN A FAVOURED LOCATION IN THE NEW FOREST

ACCOMMODATION
Kitchen/breakfast room • Living room • Dining room • Study • Garden room
Laundry room • 6 bedrooms, 2 with en suite • Family bathroom

Double Garage and workshop • Dairy • Stables and stores

Gardens and grounds of about 11 acres
SITUATION
Riversdale House enjoys a stunning setting within its grounds of 11 acres including attractive woodland areas, post and rail paddocks and formal gardens. This fine house is superbly set up for those with equestrian interests with access to some of the New Forest’s finest riding country. Set in a prime position within the sought after hamlet of Boldre, the property enjoys some fabulous views out across its land and neighbouring countryside and is conveniently positioned for the thriving and vibrant village of Brockenhurst with its main line railway station to London Waterloo and its reputable 6th form college. The Georgian market town of Lymington is on hand, renowned for its sailing facilities, marina and wide range of boutiques and restaurants. This prime position means that Riversdale House is perfectly balanced for those demanding flexible lifestyle requirements and enables the ultimate mix of country living with all those amenities and services close to hand.

Further afield are the centres of Southampton and Winchester, and Junction 1 of the M27 is approximately 9 miles away, linking in with the M3 and wider motorway network.

DESCRIPTION
Riversdale House is an impressive family home, set off a quiet lane in an idyllic part of the New Forest. The property boasts some generous reception space including a principal drawing room with central fireplace and views out over the fine gardens. The reception hall gives access to the remaining reception rooms including a dining room, which is a well proportioned room offering space for entertaining. To one end of this room a door leads through to the garden room, which again enjoys views out over the front garden. A study provides an excellent space for working from home. Like much of the house, the kitchen is in need of a degree of updating and would benefit enormously from being opened out into the current dining room. The kitchen comes with a range of floor and wall mounted units including cupboard and drawer sections with work surfaces over. The central Aga provides a character feel. A laundry room / pantry is a useful space, ideal for this family house.

At first floor level there are 6 bedrooms including a master bedroom with en suite bathroom.

This is a truly fantastic family home and it provides a particularly exciting opportunity for those looking to create a special home in undoubtedly one of the New Forest’s prime locations.

OUTSIDE
The property is approached via electric gates which open out onto a gravelled driveway and culminates in a large parking and turning area. The formal gardens sit towards the rear of the property and are principally laid to lawn with some attractive planting and clearly defined boundaries. An attractive old brick wall runs down one side of the grounds, leading to a kitchen garden with a range of raised beds. Beyond the main lawn sections is an orchard area with a number of mature fruit-bearing trees. Continue on through the...
grounds past the pond and there is a discreetly positioned tennis court.

Outbuildings including a stable block provide useful equestrian facilities, and there is access to the rear paddock from this area. A large expanse of woodland provides a good degree of variety and interest. A large paddock lies beyond this area, providing some excellent grazing for livestock. There is a further paddock across the lane from the property, which again provides excellent turnout facilities. The grounds provide a fantastic lifestyle opportunity as well as a beautiful backdrop and it is rare to come across such a special package.

ACCOMMODATION
See floor plans.

TENURE
Freehold.

SERVICES
Mains water, electricity and gas and private drainage.

OUTGOINGS
Council Tax: Band G.

LOCAL AUTHORITY
New Forest.

POSTCODE
SO41 8PE

DIRECTIONS
From Winchester take the M3 heading south and join the M27 westbound, signposted Bournemouth. At Junction 1 exit the M27 and follow signposts for Lyndhurst, A337. Continue along this road, driving through the centre of Lyndhurst and out the other side, remaining on the A337 towards Brockenhurst. On entering the village of Brockenhurst, carry on straight over the railway crossing passing the Setley Vineyard on your left, and shortly after The Folly Inn. Continue along the road and take the turning left, signposted Sandydown, and then turn immediately right into Hersey Lane. Follow to the bottom of Hersey Lane and bear left into Lower Sandydown Lane. Continue along this road, keeping right at the first fork, and towards the end bear right into Royden Lane. Continue south along Royden Lane and Riversdale House will be found along on the right-hand side.

VIEWING
Strictly by appointment with Savills.
Riversdale House, Royden Lane, Boldre, Lymington, SO41 8PE
Approx. Gross Internal Area 5295 Sq Ft - 492 Sq M

Outbuildings
Approx. Gross Internal Area 925 Sq Ft - 86 Sq M

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