



Broad Lane, Lymington, Hampshire

---



# Olive Cottage, Broad Lane, Lymington, Hampshire

---

Olive Cottage is an attractive, detached house on a peaceful residential road in the beautiful Georgian market town of Lymington. Located close to world renowned yacht clubs and marinas, as well as the favoured south side of the High Street, the house is an ideal family home.

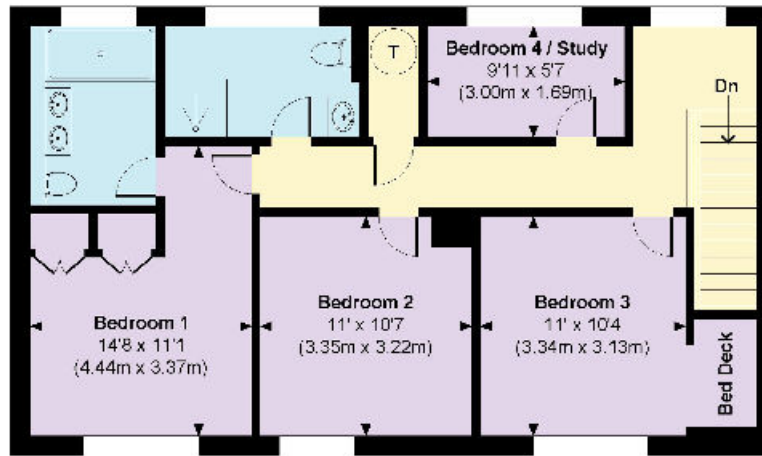
The current owners have completed a comprehensive programme of impressive remodelling which has resulted in a very comfortable and stylish home finished to an extremely high standard. This work has included re-wiring, plumbing, double glazing and a new heating system. They have included an intelligent lighting control system and a professionally designed lighting scheme. The heart of the property is a bright and spacious open-plan living area with elegant oak wood flooring. West-facing windows look to the front and bi-fold doors lead to the rear garden. This room combines as a sitting/dining/family room with an inset woodburning stove to create a cosy family seating area. Adjacent is the fitted kitchen and utility/boot room with handmade units and stone worktops. To the rear of the house is a further reception room currently used as a cinema/family room but could usefully be a fifth bedroom. The remainder of the ground floor is made up of a cloakroom and store. Upstairs, the principal bedroom has fitted wardrobes (John Lewis of Hungerford) and a wonderful en suite bathroom. There are three further bedrooms and a large family shower room. The garden has been designed as a low maintenance entertaining area with a stone terrace and children's play area. There is plenty of parking to the front of the house.



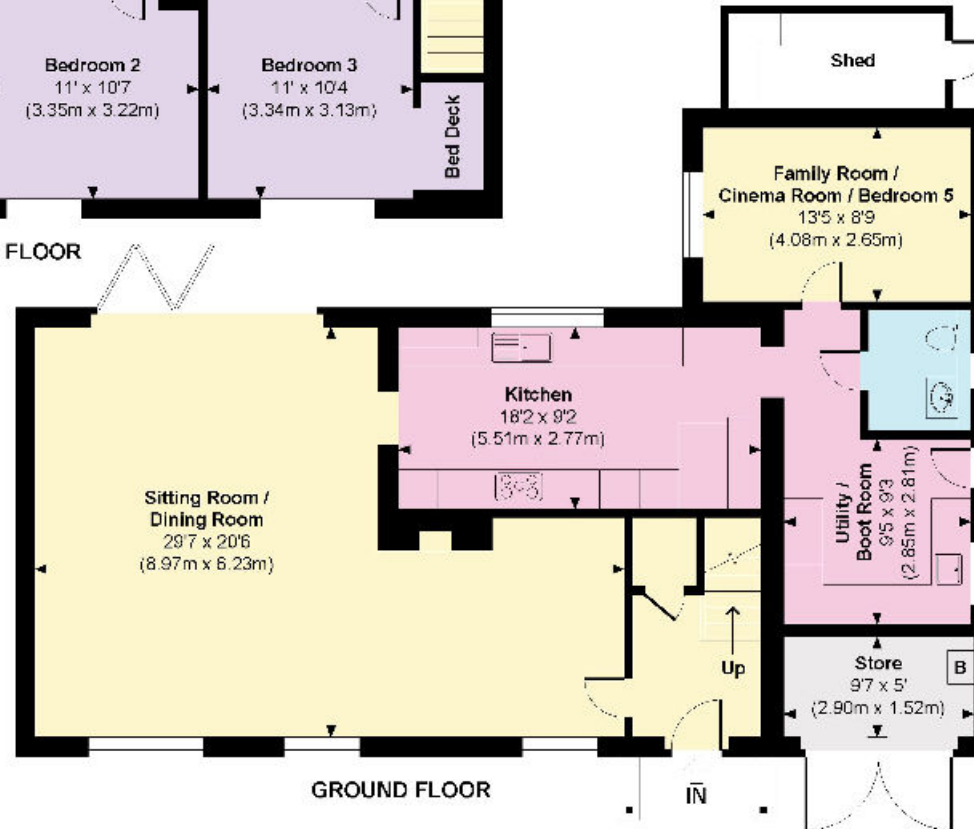


# Olive Cottage

Approximate Gross Internal Area  
Total = 1849 Sq Ft / 171.73 Sq M



FIRST FLOOR



GROUND FLOOR

Local Authority: New Forest District Council  
Council Tax band: F  
Available freehold

Guide price  
**£1,595,000**

Knight Frank  
6 Cannon Street  
Lymington  
SO41 9BR

I would be delighted to tell you more  
Toby Turnage  
01590 607207  
toby.turnage@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated December 2022. Photographs and videos dated December 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.