SPENCERS
LETTINGS



Sheenwood, 17 Rookes Lane
Lymington

£2,500 PCM

A well presented large family home with five bedrooms, ample parking and garden. This property is located on Rookes Lane in Lymington within walking distance of Woodside Gardens and within easy reach of Lymington High Street. Holding Deposit: £576 Security Deposit: £2884 Council Tax Band: G





• Garden • Spacious Property • Large Driveway • Good Location

On entering the property the hallway leads to all principal reception rooms.

There living room is large with bay window overlooking the front garden. There are two further reception rooms joined by glass sliding doors. From the dining room is door to the kitchen.

The kitchen is well equipped with work and cupboard space, oven and hob. There is a door to the utility with further door to the garage.

There is one bathroom and one separate toilet on the ground floor.

Upstairs there are four double bedrooms and one single bedroom. There is also an additional family bathroom.

Outside there is parking for several cars at the front. To the back the garden is mostly laid to lawn with shrub borders and apple tree.

The property's construction is brick and tile.

The property has mains gas central heating, an electricity supply, mains water and mains drainage.

The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

To be eligible to rent this property, as a tenant you must be able to demonstrate a minimum annual income of £75000. Any application will be subject to satisfactory credit checks, assessment of existing financial commitments, and landlord references. If you have any concerns regarding these requirements, or believe you may be unable to meet them, please let us know before arranging a viewing of the property.

Please be aware that for non-Housing Act tenancies, such as company lets, referencing and tenancy agreement fees remain applicable and are payable by the tenant in line with our Tenant Scale of Charges. Full details can be found on our website via the link below: Lettings - Spencers Property - Letting Agents: Lymington

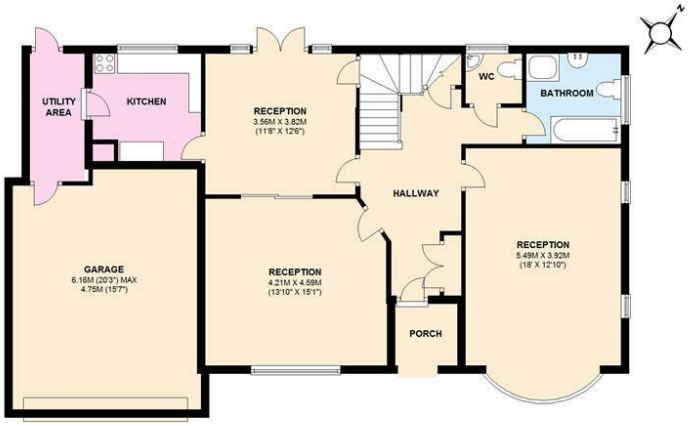
ADDITIONAL INFORMATION

Council Tax Band: G
Furnishing Type: Unfurnished
Security Deposit: £2,884
Available From: 14th November 2026





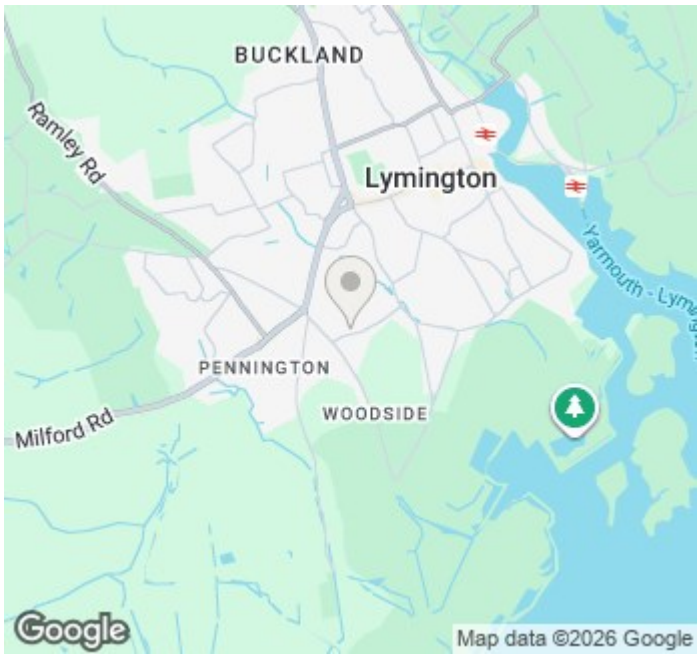
GROUND FLOOR
APPROX. 125.7 SQ. METRES (1353.2 SQ. FEET)



FIRST FLOOR
APPROX. 91.3 SQ. METRES (982.3 SQ. FEET)



TOTAL AREA: APPROX. 209.3 SQ. METRES (2252.6 SQ. FEET)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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ABOUT US

As the leading independent letting agency in the New Forest and surrounding areas, Spencers offers tenants a friendly, reliable and highly knowledgeable service. With offices across the region, including Lymington, Highcliffe, Brockenhurst, Burley, Ringwood, and Romsey, our local teams are here to help you find the right home and support you throughout your tenancy.

Our lettings teams live and work within the Forest and its nearby towns. This means you benefit from genuine local insight from nearby schools and transport links to community life and coastal or countryside surroundings.

We work closely with our landlords and manage a wide range of homes across the Forest and surrounding towns. We have memberships with Safe Agent, the Property Ombudsmen, and the Tenancy Deposit Scheme (TDS) ensuring your tenancy is handled professionally, transparently and with your best interests in mind.









Please contact us on the below:

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