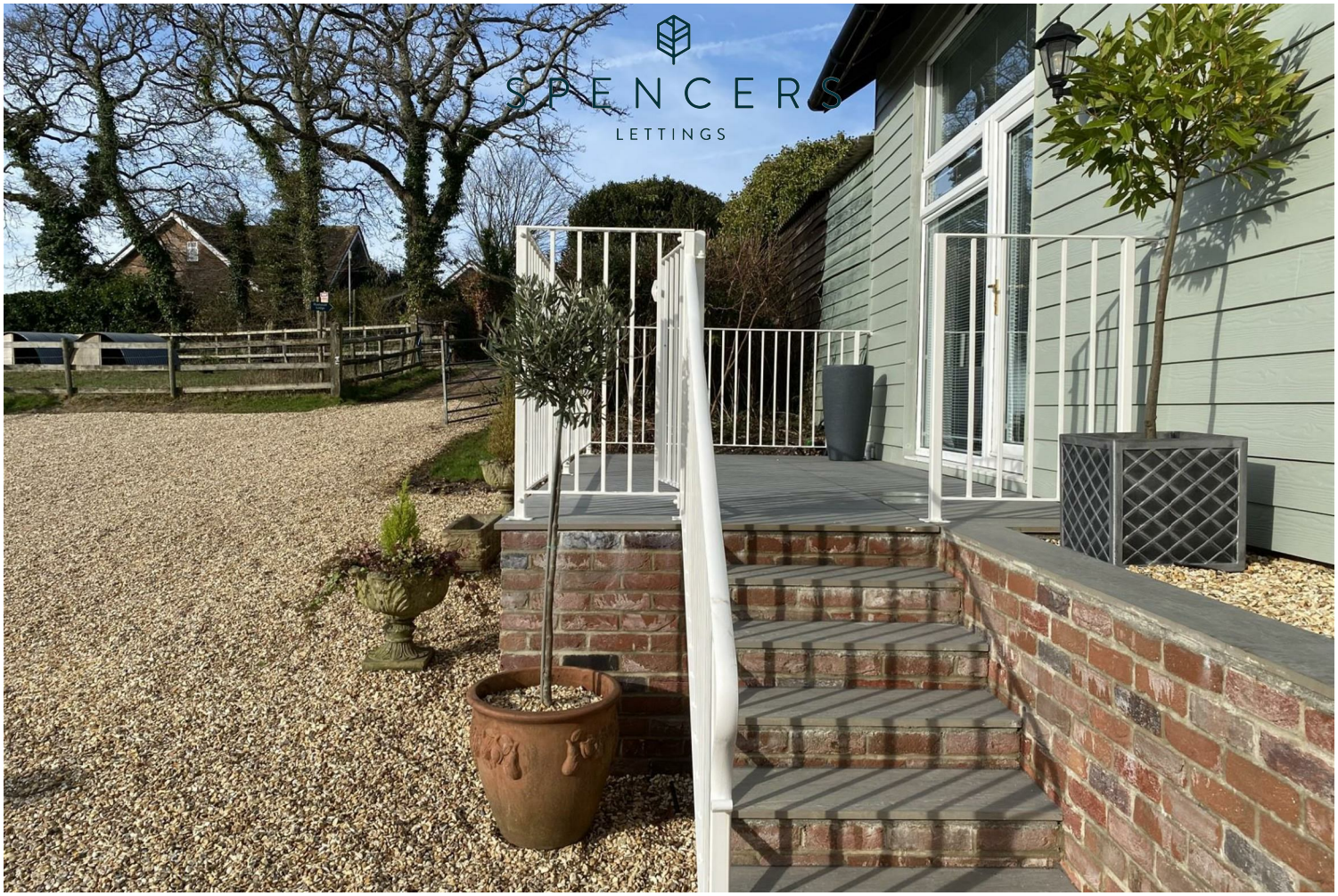


Buzzard Cottage Station Road Lymington

£1,500 Per month

A charming barn converted cottage available for long term rental, situated in an idyllic location on a private farm estate within easy walking distance of the village and railway station. Enjoying a peaceful setting with views over farm land, the property benefits from ample off-road parking, a large front sunny terrace and private secluded rear garden ideal for outdoor dining and relaxation. Available as part of a pair of cottages, this unique home will be available from early January 2027. Holding Deposit: £346 Security Deposit: £1,730 Council Tax Band: C





• Two bedroom cottage • A short walk from Sway • Private garden • Beautiful location • Available January 2027

Upon entering the property, you are welcomed into a spacious and bright open-plan living room and kitchen. The modern kitchen features an oven and hob with space for a washing machine and fridge/freezer. Doors from the living area lead to both bedrooms, while a separate door provides access to the contemporary shower room.

Outside, the property enjoys a private, low-maintenance rear garden, perfect for relaxing and enjoying the peaceful surroundings. To the front, a patio provides an attractive spot for morning coffee, while off-road parking is available within a shared gravel parking area.

The property is offered unfurnished and for a long term let.

The property is of brick and block construction

The property has an electricity supply, mains water and a septic tank.

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, a tenant must be able to demonstrate a minimum annual income of £45,000. 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:
https://spencersproperty.co.uk/letting-spencers/

ADDITIONAL INFORMATION

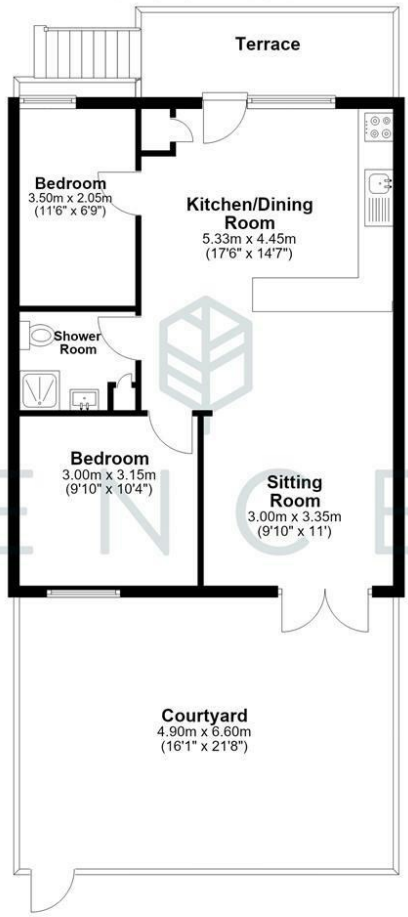
Council Tax Band: C
Furnishing Type: Not specified
Security Deposit: £1,730
Available From: 5th January 2027





Ground Floor

Approx. 55.7 sq. metres (599.2 sq. feet)
(excluding Courtyard, Terrace, (No_Title))



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Total area: approx. 55.7 sq. metres (599.2 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(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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LETTINGS

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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