



Clobb Gorse Lodge *Bucklers Hard Road, Beaulieu, Brockenhurst, SO42 7XG*



SPENCERS





CLOBB GORSE LODGE
BUCKLERS HARD ROAD • BEAULIEU

An exquisitely presented house in one of the area's most sought after rural locations where property rarely becomes available. Surrounded by open countryside and within easy reach of Bucklers Hard, Beaulieu and Lymington. The house is set in a well stocked garden extending to just under half an acre, there is also a detached garage block containing a garage, studio and workshop.

Ground Floor

Kitchen/ Dining Room • Sitting Room • Snug • Cloakroom

First Floor

Two Bedrooms with En Suites and Dressing Area

Second Floor

Further Bedroom with En Suite and Dressing Room / Study

Annexe

Garage & Workshop • Utility Room • Studio • En Suite

£1,895,000





The Property

Newly built and completed in 2020 by the current owner, the house is beautifully presented combining character and a practical layout ideal for modern living. The front door opens to a generous dual aspect sitting room with open fireplace and bay window. Beyond the sitting room lies a triple aspect kitchen / dining room with two sets of bi-fold doors opening onto the terrace and garden which together, bring the beautiful gardens into the living space. The modern kitchen features a central island and fitted units with integrated appliances.

There is also a snug / sitting room which provides the perfect cosy retreat, complete with open fireplace. There is also a wc on the ground floor.

On the first floor there are two double bedrooms. One of these bedrooms is triple aspect and has a walk in dressing room, a Juliet balcony overlooking the garden and a large en suite bathroom with a free-standing bath and separate

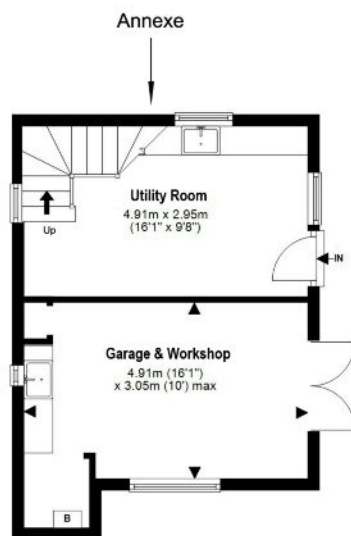
shower. The second double bedroom has a dual aspect and en suite shower room.

There is a third bedroom suite on the second floor complete with dressing area and en suite shower room.

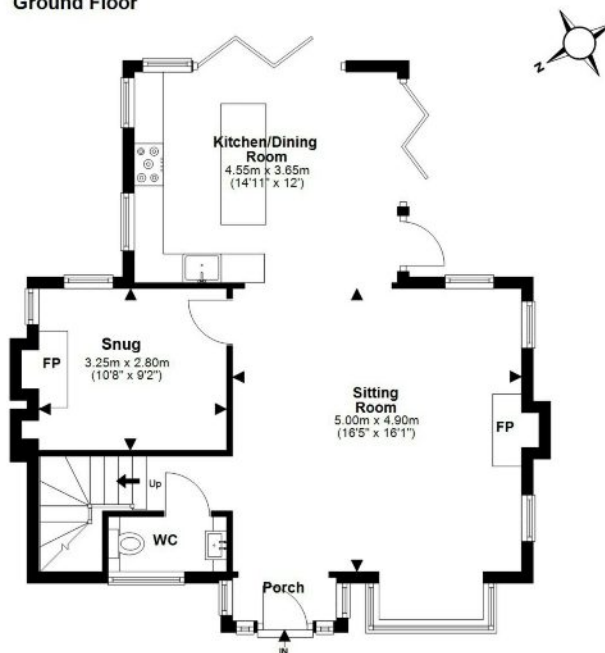




FLOOR PLAN



Ground Floor

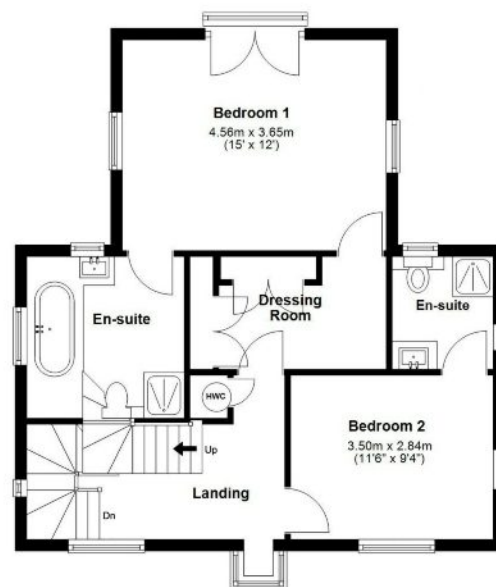
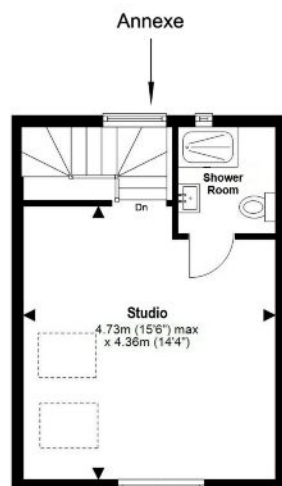


Approx Gross Internal Areas

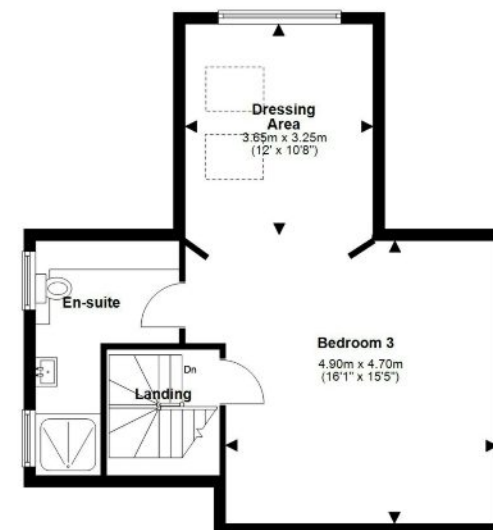
Main House: 165.7 sqm / 1783.8 sqft
Annexe: 57.6 sqm / 619.4 sqft

**Total Approx Gross Area:
223.3 sqm / 2403.2 sqft**

First Floor



Second Floor









Grounds & Gardens

The house sits in glorious mature and well maintained gardens which are entirely private yet overlook open fields providing a delightful sense of space. The house is approached through double gates to a large turning and parking area adjacent to a detached garage block. Within the garage building is a generous garage and workshop as well as a separate large utility room. From the utility room, stairs rise to a first floor where there is a studio space complete with an adjoining shower room and wc.

The gardens continue to the side and rear of the house and there is a large, south and east facing terrace which can be accessed from the kitchen dining room. Steps from the terrace lead down to the level lawn gardens featuring mature trees, shrubs and a large garden shed.

The Situation

The house sits on a rural lane and benefits from an exceptional pastoral setting surrounded by open fields, bordered in the distance by the Beaulieu River. Set within the New Forest National Park, the surrounding countryside is unspoilt and offers countless walks and cycle rides with sailing from both Bucklers Hard, which also has an excellent pub and restaurant, (0.6 miles) and the Royal Southampton Yacht Club at Gins Lane (1.5 miles). A lovely unspoilt beach at Park Shore is less than 15 mins cycle from the house, which is particularly popular with the locals as well as the New Forest Ponies.

The market town of Lymington, famous for its sailing scene, is 7.5 miles to the south west. Brockenhurst lies 8 miles to the west and has a mainline railway station with direct services to London Waterloo taking approximately 1h 40m.

Directions

From Lymington take the road to Beaulieu and after crossing the Lymington River, turn right onto Undershore and follow this road through the villages of South Baddesley and at East End, pass the East End Arms on the right and after three quarters of a mile, carry straight on when the road takes a sharp left hand turn. Stay on this road for approximately 2.5 miles and pass the large old tithe barn at which the road turns sharply left. Continue on this road for a further mile and the house will be found on the right hand side.





Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Services

Tenure: Freehold

Council Tax - F

EPC - B Current: 84 Potential: 103

Property Construction: Brick elevations with tile roof

Utilities: Mains electric and fresh water. Private drainage via a septic tank. The cooker runs on LPG gas.

Heating: Oil fired central heating and underfloor heating throughout

Broadband: Basic broadband with speeds of up to 13mbps is available at this property.

Parking: Private driveway and garage

Warranty: There is a 10 year structural warranty of which approx. 5 years are remaining

The property benefits from a state of the art auto mist fire sprinkler system

Important Notice

Spencers 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 fittings, 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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