



STADDLESTONES • LYMINGTON ROAD • EAST END • LYMINGTON • SO41 5SS

£1,095,000

Superbly located, directly opposite open forest, this charming and deceptively spacious four bedroom detached period cottage offers generously proportioned accommodation and benefits from a detached annex/leisure facility, several outbuildings and sits on a secluded plot of approximately 0.4 acres. The property has been extended and much improved with beautiful views over the lovely grounds and gardens and stunning far reaching views across the open forest to the front.

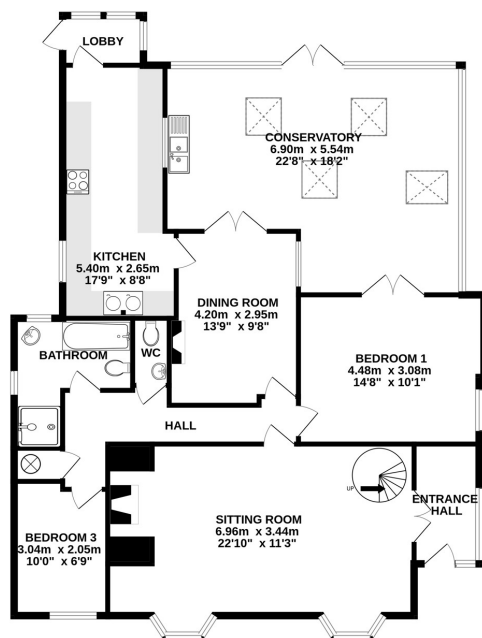


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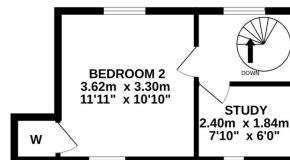
PROPERTY EXPERTS

Est. 1988

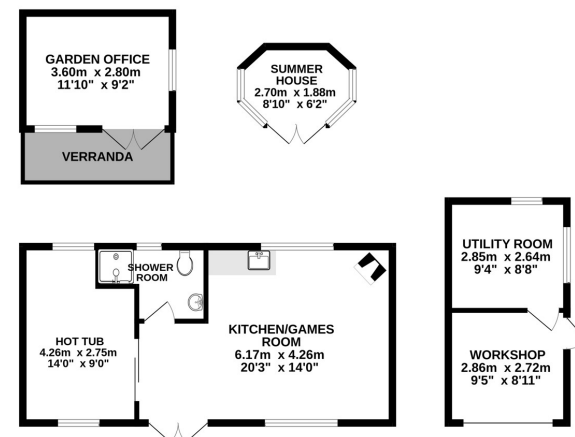
GROUND FLOOR
139.2 sq.m. (1499 sq.ft.) approx.



1ST FLOOR
21.8 sq.m. (234 sq.ft.) approx.



OUTBUILDINGS
67.5 sq.m. (727 sq.ft.) approx.



TOTAL FLOOR AREA : 228.5 sq.m. (2460 sq.ft.) approx.
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Property Specification

Extensive ground floor accommodation

Deceptively spacious period cottage

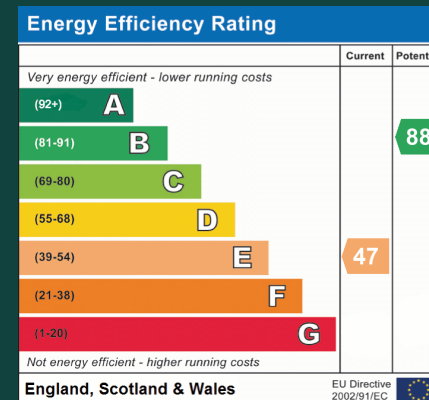
Set in secluded grounds of approximately 1/4 acre and 400ft in depth

Superbly situated with direct access to and overlooking open forest

Garden with various sections
Incorporating numerous outbuildings to include a garage with utility, studio/summerhouse, detached Annexe/leisure facility, garden shed & two greenhouses

Highly sought after New Forest Hamlet and within walking distance of local Public House (The East End Arms)

West facing to the front aspect enjoying beautiful sunsets over open forest



Description

Located directly opposite open forest, this charming and deceptively spacious four bedroom detached period cottage offers generously proportioned accommodation and benefits from a detached annex/leisure facility, several outbuildings and sits on a secluded plot of approximately 0.4 acres. The property has been extended and much improved with beautiful views over the lovely grounds and gardens and stunning far reaching views across the open forest to the front.

Front door leading into the entrance hall with glazed side panels and wooden floor. Double doors opening into the large sitting room which is a cosy room in the original part of the cottage with an attractive illuminated fireplace with fitted wood burning stove and two bay windows with seats overlooking the forest, feature wrought iron spiral staircase leading up to the first floor, two display alcoves, door into the inner hall. Dining room with feature fireplace with exposed brickwork either side, and door into the kitchen. Bespoke handmade kitchen with comprehensive range of floor and wall mounted cupboard and drawer units with granite style worktop with inset enamel double sink with mixer tap over, integrated appliances include a two ring double oven Aga, four ring ceramic hob, dishwasher, fridge, flagstone flooring, stable door to the the rear lobby/boot room, which has a storage area and door out the to the rear garden. The large conservatory/living room has a superb high ceiling with four velux roof lights, wood burning stove and range of windows enjoying views over the rear garden. Flagstone flooring and double doors leading out onto the patio. Ground floor bedroom one has internal double doors leading back into the conservatory/living room and window to the side aspect. Bedroom two has storage and window to the front aspect with views across the forest. Attractive bathroom with free standing roll top bath with claw feet and hand-held telephone style mixer shower attachment over. Wash hand basin with mixer taps. ornate W.C., separate fully tiled shower cubicle with mixer shower. There is a separate cloakroom with low level W.C. and wash hand basin.

First floor landing with window to the rear aspect and doors to two further bedrooms. Double bedroom three has a built-in wardrobe and windows to the front and rear aspect, with lovely views over the rear garden and the open forest to the

front. Bedroom four/study, again has stunning views over the open forest to the front aspect.

Outside to the front, the boundaries are enclosed by wooden picket fencing with a pedestrian gate and the property is approached over a cattle grid with a driveway leading down the side of the property with wooden double gates, leading through to the garage/workshop, which has an electric up and garage to the side aspect and plenty of storage. Internal door through to the utility room beyond, which has two windows and plenty of space for storage, space and plumbing for washing machine, tumble dryer etc.

The well maintained mature gardens are approximately 400ft in depth. They are well stocked with an abundance of borders, trees and shrubs, and are extremely private. The garden is enclosed, with a large patio area leading onto a paved pathway which leads down to a further area of garden, there is a large expanse of lawn bounded by delightfully stocked borders and incorporates a large garden chalet/studio, ideal as a workshop or office. The garden continues onto a second area of garden being well enclosed and secluded with numerous apple trees and this in turn gives access to the potential Annexe (currently used as a leisure room). There is a kitchenette/sitting room with wood burner, shower room, shower room and hot tub room, which could be converted into a double bedroom.

Beyond this is a kitchen/vegetable garden with two greenhouses and a large garden shed. The gardens and grounds are a particular feature of the property being superbly laid out in various sections with an excellent variety of outbuildings. We believe the plot extends to approximately ¼ acre.

The property sits directly opposite the open forest having superb views and access to delightful walks in this popular New Forest hamlet with nearby traditional Public House, The East End Arms and a short distance to adjoining village of East Boldre with a shop/post office and another Public House of note, The Turfcutters. A short distance way is Tanners Lane leading down to the Solent foreshore and Lymington town centre is only about a 10-15 minute drive away.









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