



Sherfield Cottage

Main Road, East Boldre, Brockenhurst, SO42 7WT

SPENCERS
NEW FOREST





A wonderful opportunity to acquire a two bedroom foresters cottage in the heart of the New Forest, which is now in need of complete modernisation, set in approx a quarter of an acre. The property offers tremendous potential for buyers wishing to design and create the environment of their next home either by extending or a complete knock down and new build, subject to the usual consents being granted.

The Property

There is a pretty external porch with the front door opening into the small hallway with stairs to the first floor. There are two ground floor reception rooms, both with far reaching forest views and open fireplaces. The kitchen is located off the lounge with lovely views and a rear door to the garden. Upstairs there are two double bedrooms, both with fireplaces and impressive forest views. There is a three piece bathroom suite on the landing. We are advised that the property has not been extended since 1982 and therefore qualifies to be extended by an additional 30%.

£550,000



FLOOR PLAN

Approx Gross Internal Area
54.2 sqm / 583.0 sqft

Ground Floor



First Floor

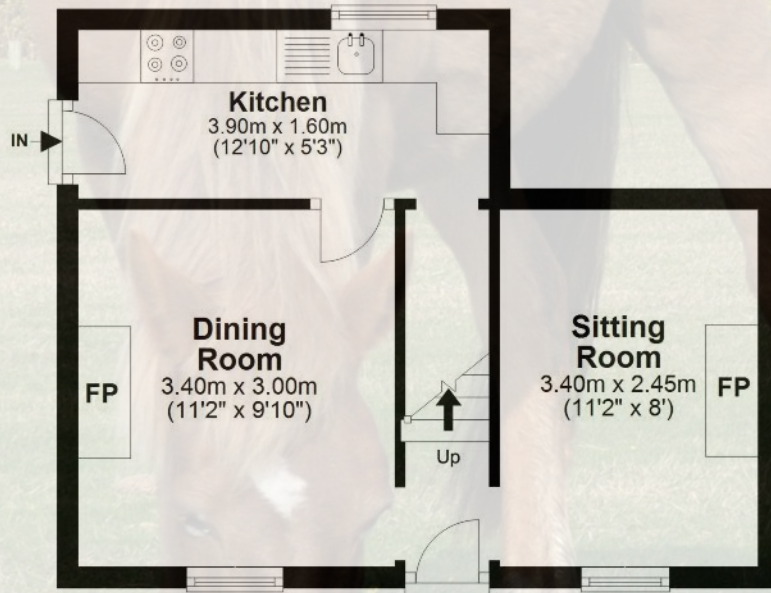


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.



Method of Sale

The property is offered for sale by Informal Tender, with best and final offers being submitted in accordance with the procedure set out below.

1) All offers must be submitted and should be received at the offices of Spencers of the New Forest, 74 High Street, Lymington, Hampshire, SO41 9AL no later than 13.00 pm on 27 September 2024

The envelope is to be clearly marked

‘TENDER FOR SHERFIELD COTTAGE, MAIN ROAD, BROCKENHURST, SO42 7WT’.

2) Offers should be made ‘Subject to Contract’ and in accordance with the particulars of sale and accompanied by:

a. Proof of Funds: A certificate or letter from a bank or financial institution confirming the availability of funds to facilitate the purchase.

b. The name(s) of the proposed purchaser(s) together with the solicitors who will be acting on their behalf.

3) It is recommended that offers should be for an uneven sum to reduce the possibility of matching bids, but must be for a fixed sum. No offers will be considered if submitted on the basis of an escalating bid, e.g. £200 more than the highest offer.

4) Offers submitted on behalf of more than one offerer should state the name, address and details in respect of all the offerers and must be signed by all the parties.

5) Purchasers are advised that acceptance or otherwise of any offer is at the sole discretion of the Vendor who does not undertake to accept the highest offer.

6) Subject to the acceptability of offers, it is anticipated that Contracts will be Exchanged not later than 28 days after notification of acceptance of offer. In the event that offerers are unable to comply with this requirement, the offer should clearly state any variation to the above terms in order that the vendor is able to consider whether such a variation is nevertheless acceptable.



Grounds & Gardens

A five bar gate opens in to a parking area with a chestnut tree and various mature plantings. The rear garden is a delight of colour with further mature plantings, old orchard trees, bushes, shrubs, yew trees and far reaching views across private fields and paddocks.

Situation

The house occupies a glorious position and enjoys expansive open westerly views across the New Forest. The house is perfectly situated to enjoy open walks and cycle rides across the adjacent Forest while also being only four miles from the market town of Lymington. There is a nearby well regarded Pub at East End approximately a mile away. There are excellent marinas, sailing clubs and facilities at both Lymington and Bucklers Hard while Brockenhurst station (7 miles) provides direct rail services to London Waterloo in approximately 2 hours.



Directions

From Lymington take the B3054 towards Beaulieu and after crossing Lymington River bear right towards South Baddesley and East End. Stay on this road for 3 miles and pass the East End Arms on your right hand side. Approximately half a mile after the East End Arms the road curves sharply to the left. Continue past this bend for approximately a further mile and the house will be found on the right hand side overlooking the open forest.



Services

Tenure: Freehold

Council Tax: D

Energy Performance Rating: F Current: 29 Potential: 82

Property Construction: Brick elevations and slate roof

Heating: Electric

Utility Supplies: Mains electricity, water. There is no gas in East Boldre.

Drainage: Private drainage via a septic tank which is located within the boundary of the property of which the property has sole use of.

Broadband: Ultrafast broadband with speeds of up to 1000mbps is available at this property

Mobile Signal / Coverage: No known issues, buyer to check with their provider

Parking: Private Driveway

Conservation Area: Forest South East

Important Information

Spencers of Lymington 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:

74 High Street, Lymington, SO41 9AL

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www.spencersproperty.co.uk