



**Forest Lea** *Sandy Down, Boldre, SO41 8PL*

**SPENCERS**  
NEW FOREST









# FOREST LEA

## SANDY DOWN • BOLDRE

*A superb opportunity to acquire a newly refurbished and extended property done to exacting standards and set on one of the most desirable roads, betwixt Brockenhurst and Lymington, backing onto Roydon Woods Nature Reserve. The accommodation offers generous proportions to suit modern day living with the benefit of a large open plan family kitchen/dining room set to the rear, drawing room, media room and offering four bedrooms to the first floor, two with generous ensuite facilities.*

£2,395,000



4



4



3





## The Property

Thought to have been built originally in the 1950's with later extensions and now available for the first time since the completion of extensive works to transform and extend this wonderful family home with generous and light filled accommodation offering circa 3,128 sq ft across two floors.

Set under a tiled roof with a mixture of brick and timber clad elevations, the property has come to the end of a significant programme of refurbishment and is finished to exacting standards and set on a generous secluded plot approaching 0.7 acres.

The main entrance leads into a useful entrance lobby and in turn through to a generous welcoming reception hall with stairs leading up to the first floor and a superb seating area set to one side around a central double-sided fireplace with a beautiful herringbone wood floor and which leads into a triple aspect drawing room set around the feature fireplace with inset attractive beams and French doors leading out to the gardens.

A stunning kitchen/dining room is set across the rear of the property with a large expanse of glazing with outstanding views across the rear gardens and paddocks beyond.

The kitchen offers an extensive range of in-frame cabinetry with complimentary quartz worksurfaces and a large central island with inset sink unit and storage cupboards under.

Well designed to offer a mix of larder storage, bar area, a coffee station area, with a large double range cooker inset with a mirrored splashback and extractor above to the rear flank wall with ample space at one side for dining set under a large roof lantern with full length picture windows to the surround. Large sliding panoramic doors are set to the external wall which open directly out onto the gardens and terrace.

A further door from here leads into a rear lobby with access to the garden which makes a useful boot room area and leads into the utility room with coordinating kitchen units, sink unit and additional work surfaces with space and plumbing for appliances.







Approximate Area = 3128 sq ft / 290.6 sq m

Garage = 182 sq ft / 16.9 sq m

Outbuilding = 181 sq ft / 16.8 sq m

Total = 3491 sq ft / 324.3 sq m

For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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*Beautifully presented to a high specification and set in a generous open plot circa 0.7 acre*



## The Property Continued...

A door from the kitchen leads back into the reception hall and accesses a good-sized media room to one side and cloakroom.

The first floor offers four generous bedrooms and a family bathroom accessed along a long hallway with views across the front gardens and drive.

The principal suite is set to one end of the property with a walk through dressing area with built in clothes storage with an ensuite bathroom to one side which offers a walk in shower. The bedroom area offers aspects on three sides across the gardens with full length windows to the rear with elevated views across the paddocks and Roydon Woods beyond.

The guest suite is again a generous room set with aspects across the rear and offers a dressing area and generous ensuite shower room with large walk-in shower.

There are two further double bedrooms arranged on this level which are serviced by the family bathroom which has a centrally set double ended bath at the far end as well as a large walk-in shower.

## Additional Information

Tenure: Freehold

Services: Mains gas, electric and water

Private drainage

Energy Performance Rating: E Current: 45 Potential: 73 (Done prior to refurbishment)

Council Tax Band: G









## Specification of Finish

- Full electric re-wire including lighting and sockets renewed including supply moved to garage
- Full plumbing renewal and upgrade - Including new boiler, commercial sized pump, hot water pressurised tank system and Mega Flow. New radiators and underfloor heating system (kitchen/utility/boot room and all bathrooms)
- Chimney lined and upgraded double sided wood burning stove fitted to building regs. DEFRA Approved stove.
- Windows replaced
- New front and back doors
- Sliding panoramic doors to kitchen
- French doors to formal drawing room
- Internal obsolete chimney removed
- Plastering - Whole house stripped back to brick and re-lined and plastered
- All new tiling, plumbing and sanitary ware in bathrooms
- Kitchen/orangery room - New extension with handmade kitchen after Tom Howley
- Bedroom Suite 2 - New extension, dressing area and bespoke ensuite
- Removal of concrete hanging tiles and new Cladding on whole house
- New fascias, soffits and guttering
- Roof repairs
- New carpets and flooring throughout, original parquet renovated 'by hand'
- Outside kitchen, pizza oven and Beefeater BBQ grill
- New office building, fully insulated to house standards as per building regs', with underfloor heating French doors and internet.
- Renovation of drainage system
- Redecoration throughout
- Hard Landscaping
- Pathways and extended patio spaces for entertaining created x2
- Garden landscaping - Including substantial tree removal to flood light to house and garden
- Fire pit created
- Greenhouse and shed, with kitchen garden built
- New garage door
- Alarm system professionally installed





## Grounds & Gardens

The property is approached via a five bar gate which opens onto a sweeping gravel driveway leading up the attached garage and main entrance.

The property is set back from the lane affording a good-sized front garden with potential to erect additional garaging (STP) and extend the parking if required with large shrubs to the boundary providing privacy and screening.

The gardens have been extensively landscaped and has been creatively divided to provide interest with pockets of garden for dining, entertaining spaces with the benefit of a large terrace ideal for alfresco seating, an outside kitchen area with pizza oven and BBQ grill for dining and a social firepit area.

Predominantly laid with new lawn, and terraced with a few steps leading down to the rear of the garden which houses a beautifully built and appointed, highly insulated Home Office which benefits from underfloor heating, internet connection and French doors with wonderful views across the paddocks and woods behind.

The garden plot extends to approx. 0.7 acres wrapping around the property with an array of mature trees including a number of attractive ornamental trees. A small path leads down to a pond area overlooking paddocks and Royden Woods which are set immediately adjacent to the garden.

## Directions

From our office in Brockenhurst, turn left and proceed to the end of Brookley Road. Turn right onto the A337, crossing over the railway line and proceed in a Southerly direction towards Lymington for just under 2 miles. Turn left into Sandy Down Lane and follow the road down. Continue to follow the road as it sweeps round to the right and the property can then be found shortly after on your left hand side.





## Situation

The property is situated in a wonderfully private location in the beautiful New Forest and lies approximately halfway between Brockenhurst and Lymington. Boldre is situated within both a conservation area and the New Forest National Park.

The delightful Georgian market town of Lymington, known for its excellent sailing facilities, Saturday market, and range of quality shops and restaurants, is approximately two miles to the south.

The neighbouring New Forest village of Brockenhurst benefits a selection of shops and restaurants, a highly regarded college, 18 hole Championship Golf Club and a mainline station with direct access to London Waterloo (approximately 90 minutes).

## Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

## Important Notice

Spencers of The New Forest 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 for 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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