



**The Boathouse**

*Palace Lane, Beaulieu, Brockenhurst, SO42 7YG*

**SPENCERS**  
NEW FOREST





# THE BOATHOUSE

PALACE LANE • BEAULIEU

*A superbly presented four bedroom detached house positioned in secluded grounds in a glorious position on the edge of Beaulieu. The house offers ample parking as well as a large detached home office. Offered with no onward chain the house is ideal as a permanent home or second residence as well as having a strong track record as a holiday let business.*

## Ground Floor

Sitting Room • Dining Room • Kitchen/Breakfast Room • Cloakroom

Principal Bedroom with En Suite & Dressing Room

## First Floor

Three Further Bedrooms • Bathroom

## Outbuildings

Store • Home Office

**£1,095,000**



4



2



2



## The Property

Comprehensively renovated and updated by the current owners, The Boathouse offers an exceptional sense of space thanks to its secluded location, long drive and generous mature garden. The house has been brought up to date and decorated beautifully by the current owners with accommodation comprising a generous kitchen breakfast room with fitted kitchen and dining area with views over, and direct access to, the garden. The large triple aspect sitting room with French windows to the outside and cornice LED lighting provides ample space to relax and there is also a separate dining room which, given the space for dining in the kitchen, could easily be used as a study or second sitting room. The main bedroom is on the ground floor and is extremely spacious with French windows opening onto a charming terrace overlooking the garden. There is beautifully finished en suite shower room as well as a separate dressing room providing ample hanging and shelved storage. A wc completes the ground floor accommodation.

Stairs, lit at low level by attractive lighting provide access to the first floor where there are three bedrooms, currently arranged as two doubles and a twin room. All these bedrooms

feature large windows overlooking the gardens and grounds as well as having extensive eaves storage. These bedrooms are served by a very nicely presented family bathroom.



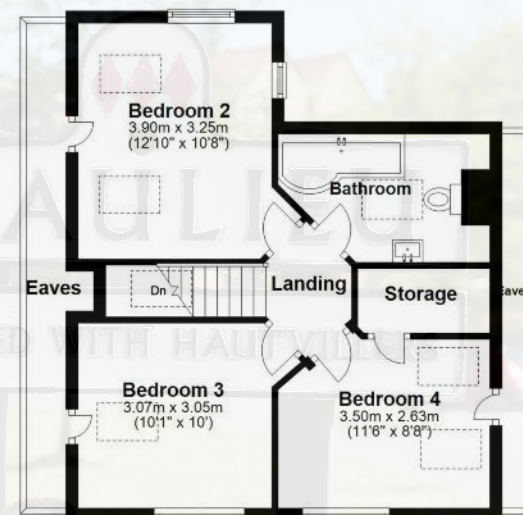


# FLOOR PLAN

Ground Floor



First Floor



## Approx Gross Internal Areas

House: 142.8 sqm / 1537.7 sqft

Store: 15.3 sqm / 164.9 sqft

Home Office: 26.8 sqm / 288.6 sqft

**Total Approx Gross Area: 184.9 sqm / 1991.2 sqft**







## Grounds & Gardens

The house is approached through double electric gates beyond which lie a gravel drive, flanked by mature hedges, leading to a turning and parking circle in the centre of which is a deeply impressive Oak tree. To the front of the house is a detached home office of modern construction which is particularly well proportioned with ample space for two or three people to work comfortably.

The majority of the garden lies to the rear of the house and is mostly laid to lawn with landscaped borders containing mature plants and shrubs. There is a large storage shed and a pedestrian gate leading onto the Beaulieu Estate which provides, with the permission of the estate, excellent walks to the village and neighbouring countryside without immediately accessing a road.



## The Situation

Beaulieu is one of the area's most sought after villages with freehold properties seldom becoming available. It's picturesque properties and bustling high street provide an enchanting backdrop to the shops, pub and restaurants which give the village its appeal. The Boathouse sits on the edge of the village and is surrounded by the open, unspoilt green spaces of the Beaulieu Estate which has remained under the stewardship of the Montagu family for centuries.

The village is surrounded by the New Forest National Park with unrivalled walks, riding and cycling on the doorstep. Communications from Beaulieu are strong with mainline railway stations at both Brockenhurst (6 miles) and Southampton Airport Parkway (16 miles) offering direct services to London Waterloo in approximately 1h 45m and 1h 15m respectively. The M271 lies 12 miles to the north and provides connections to the motorway network and London.



## Directions

From Lymington head over the river following signs to Beaulieu. Cross Beaulieu Heath and at the T-Junction by Hatchet Pond turn right towards Beaulieu. Continue on this road for about a mile before turning right towards Beaulieu village centre. Continue on this road through the village centre passing the Montagu Arms and crossing the bridge before passing the Abbey on your left. As the road starts to climb, the entrance to the house will be found on the left hand side.

## Services

Tenure: Freehold

Council Tax: C

Energy Performance Rating: D Current: 58 Potential: 71

Property Construction: Timber frame construction built to full building regs certification and CML compliant

Heating: Oil/LPG

Utility Supplies: Mains electricity, fresh water & drainage

Broadband: ADSL Copper-based phone landline. Superfast broadband with speeds of up to 80mbps is available at this property.

Conservation Area: No

Parking: Private driveway



## Important Notice

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:

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