



Hilden

Southampton Road, Boldre, SO41 8PT

SPENCERS
NEW FOREST



HILDEN

SOUTHAMPTON ROAD • BOLDRE • NEW FOREST

A substantial six bedroom period dwelling offering a generous and classically proportioned accommodation extending to approximately 4,200 sqft. The property would now benefit from a programme of refurbishment and offers scope for further extension STP. Benefits include a one bedroom integral first floor apartment suitable for a dependent relative or to derive an additional income.

A paddock extending to approximately 0.5 acres with stables and field shelter to the rear, is available for purchase by separate negotiation.

The property is now available with no onward chain.

Offers In Excess Of £1,230,000

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The Property

Believed to have been built in the late 1800's and then extended in 1902, Hilden is a magnificent family residence set in an easily accessible position between Brockenhurst (2.6 miles) and Lymington (2.7 miles).

The accommodation retains a wealth of period features and is laid out on a grand scale with large, opulent rooms epitomising the best properties of the era.

An entrance lobby with adjoining cloakroom opens into a truly impressive reception/dining hall featuring exposed wood flooring and a grand sweeping staircase rising to a galleried landing with a decorative chandelier.

From the reception/dining hall there is access to a triple aspect garden room opening out onto the grounds and the principal living accommodation which includes a superb 27' x 17' double aspect drawing room and a 19' x 17' double aspect sitting room with doors opening onto the garden. Both statement rooms offer fantastic living space for a large family and feature character bay windows, exposed wooden floors and open fireplaces.

An anteroom from the dining hall links to a utility area and kitchen, which in turn opens into a breakfast room with feature fireplace. The kitchen is fitted with a range of country style wall and base units, as well as an Aga cooker.

Adjoining the kitchen is a large laundry/boiler room opening to a dedicated pantry and a small lobby area linking to the boot room and wc, with a door opening onto the grounds.

NB. Two new boilers have been installed in November 2022









The property has previously been used as a commercial children's day nursery and also as a boutique Bed & Breakfast

The Property Continued ...

To the first floor, an extensive landing area links to the 19' double aspect master bedroom with feature bay window, fireplace and large en-suite bathroom, guest bedroom with en-suite facilities, three further double bedrooms, one of which features a stunning corner/bay window and a family bathroom.

Also accessed from the landing as well as an external staircase is a self-contained apartment currently let out on a standard shorthold tenancy and comprises a sitting room, bedroom, kitchen, bathroom and wc. This area can either be incorporated within the existing first floor layout or used as separate guest/ancillary accommodation.

NB. The property offers the potential for further enlargement (subject to the necessary planning consents being granted) and would also benefit from some sympathetic modernisation throughout to fully restore this wonderful home to its former glory.

Lot 1 - Main house and gardens - Offers in excess of £1,230,000

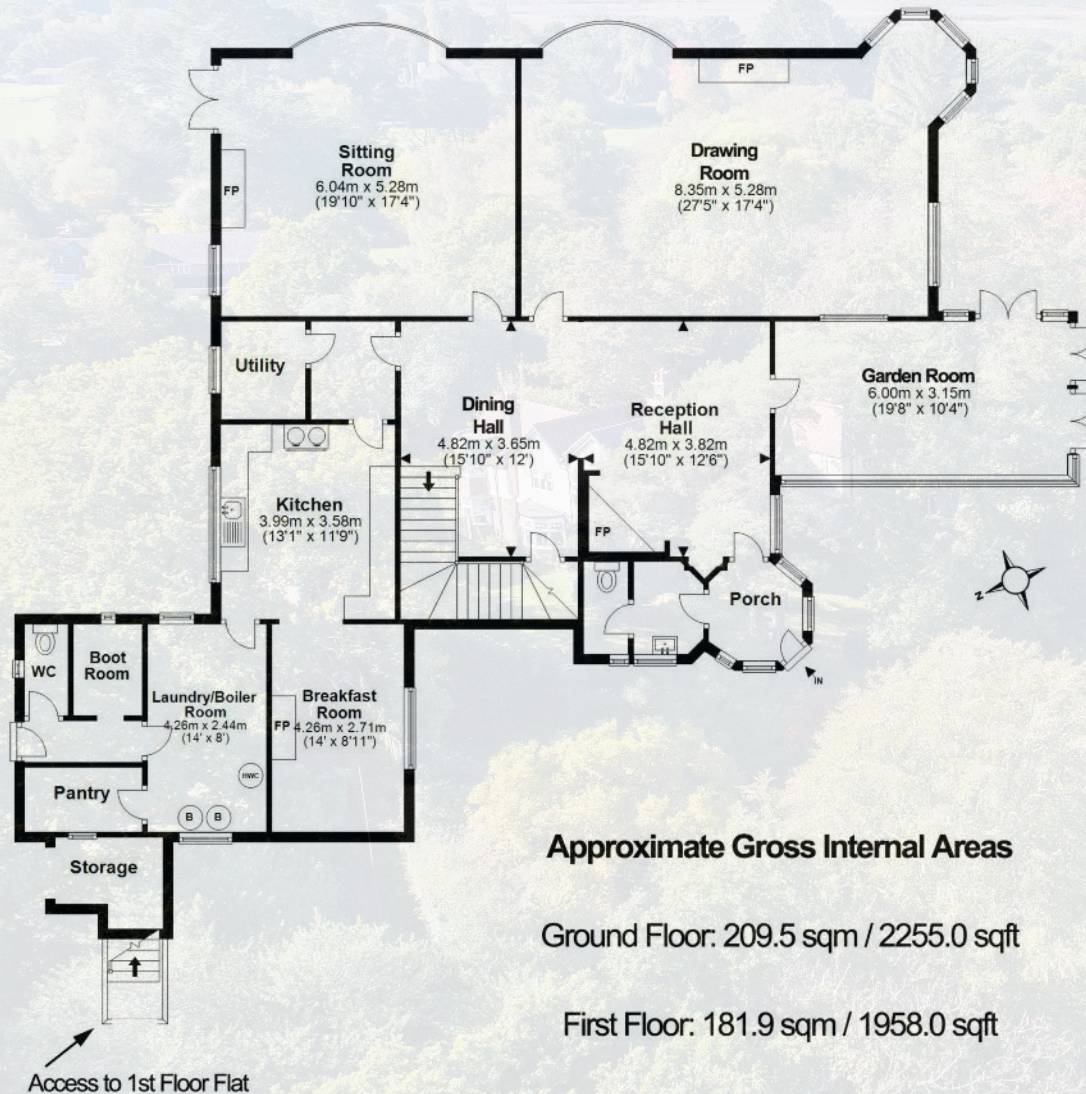
Lot 2 - 0.5 acre paddock, stables and field shelter - Offers in excess of £100,000





FLOOR PLAN

Ground Floor



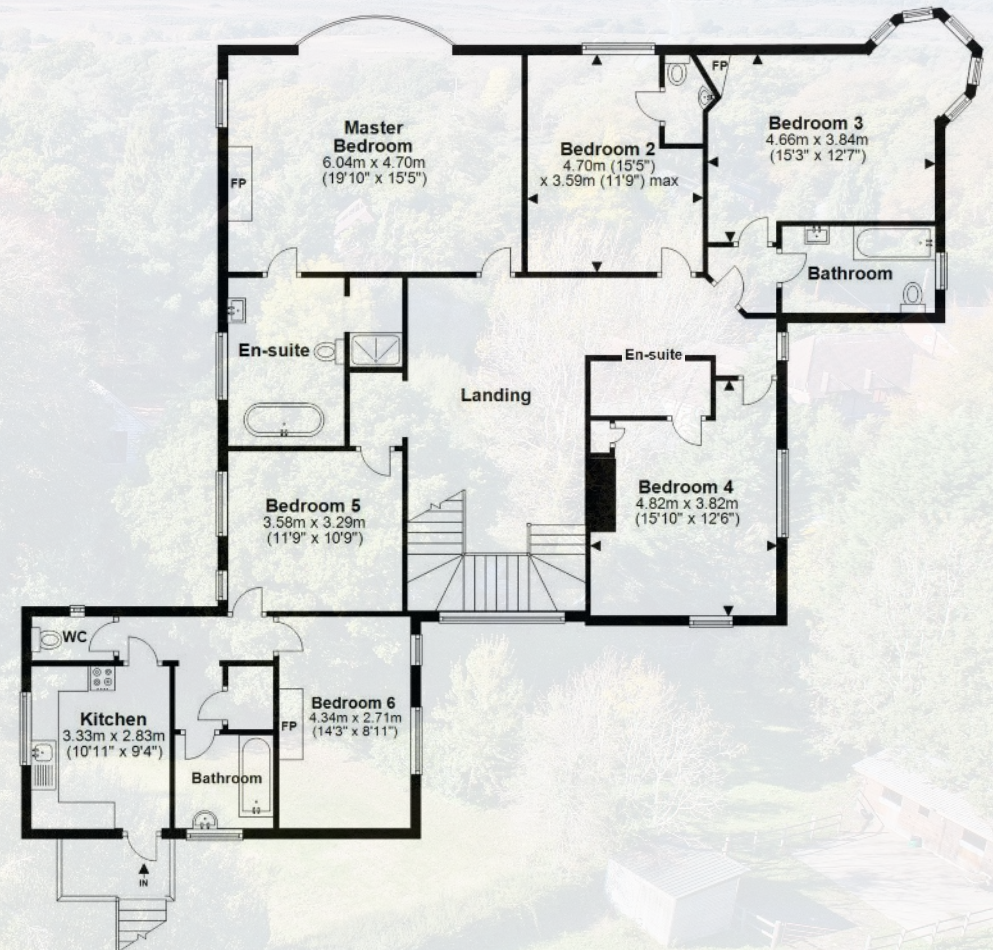
Approximate Gross Internal Areas

Ground Floor: 209.5 sqm / 2255.0 sqft

First Floor: 181.9 sqm / 1958.0 sqft

Total Approx Gross Area: 391.4 sqm / 4213.0 sqft

First Floor





Grounds & Gardens

The property is approached from the road via double gates opening onto a large drive providing an abundance of off road parking for multiple vehicles and potential to erect garaging (STP). The wonderfully established grounds surround the property and extend in total to approximately 1.25 acres.

To the rear of the property is a large area of level lawn believed to have formerly been a tennis court. This could easily be reinstated or used for the creation of a pool area should it be desired.

The grounds lend themselves to a family, providing a great space for children and entertaining, as well as a high degree of privacy by way of established tree and hedge boundaries.



Outbuildings (not in correct position/orientation):

Approximate Gross Internal Areas:

Stables & Storage: 61.7 sqm / 664.0 sqft

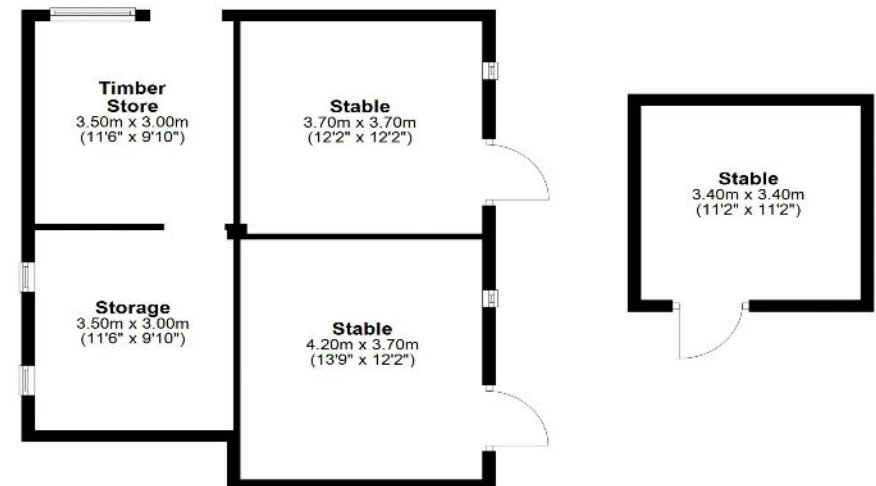


Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest
Plan produced using PlantUp



The Situation

The property is situated between Brockenhurst (2.6 miles) and Lymington (2.7 miles) and within easy access of the open forest at Setley Pond. The village of Brockenhurst lies to the north and benefits from a mainline station with direct access to London Waterloo and an extensive range of local shops, restaurants, a primary school, a popular tertiary college and the renowned Brockenhurst Golf Club.

The Georgian market town of Lymington lies to the south with its extensive yachting facilities, Saturday market and a ferry service to Yarmouth, Isle of Wight.

Directions

From our office in Brockenhurst turn left and proceed to the end of Brookley Road before turning right. Proceed over the level crossing and continue along the Lymington Road for approximately two miles. As the road changes into Southampton Road the driveway to the property can be found on the left hand side just before the turning for Lower Sandy Down.

Services

Energy Performance Rating: E

Services - Mains electricity, gas and water - Private drainage

Solar panels installed - generating approximately £1,800 per annum

Tenure: Freehold

Viewing

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

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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