



**Yewtree Cottage**

*Sandy Down, Boldre, SO41 8PL*

**SPENCERS**  
NEW FOREST









# YEWTREE COTTAGE

SANDY DOWN • BOLDRE

*A charming detached four bedroom, three reception room country cottage with detached double garage. Situated in an enviable location in the New Forest National Park, offering fine views over the surrounding countryside and enjoying complete tranquillity.*

*Within easy access of the mainline railway station and amenities of Brockenhurst as well as the famous Georgian market town of Lymington offering extensive sailing facilities, shops and restaurants.*

£1,195,000



4



3



3





## The Property

A wooden framed porch supports a mature wisteria growing above the entrance leading into the spacious farmhouse style kitchen/breakfast room with exposed ceiling beams, and inset Aga cooker.

The kitchen is well planned with a range of shaker style cupboards and drawers with wooden work surfaces over and a built in dishwasher and fridge.

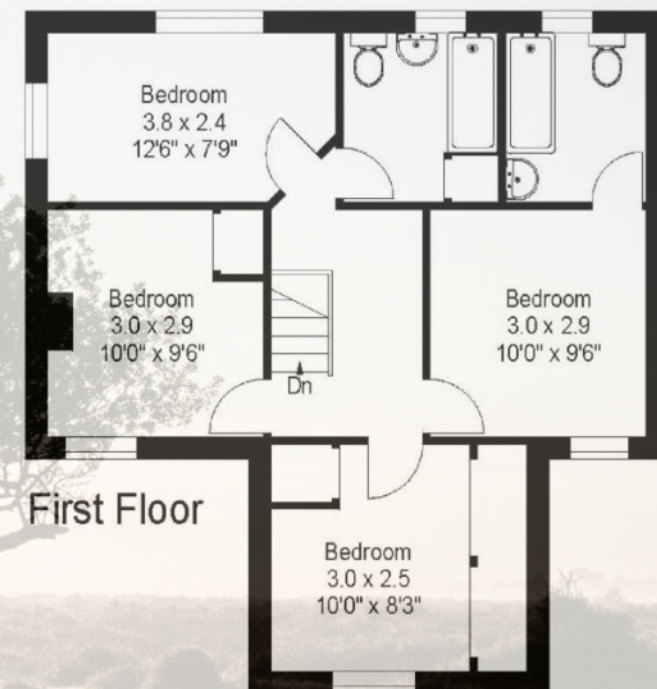
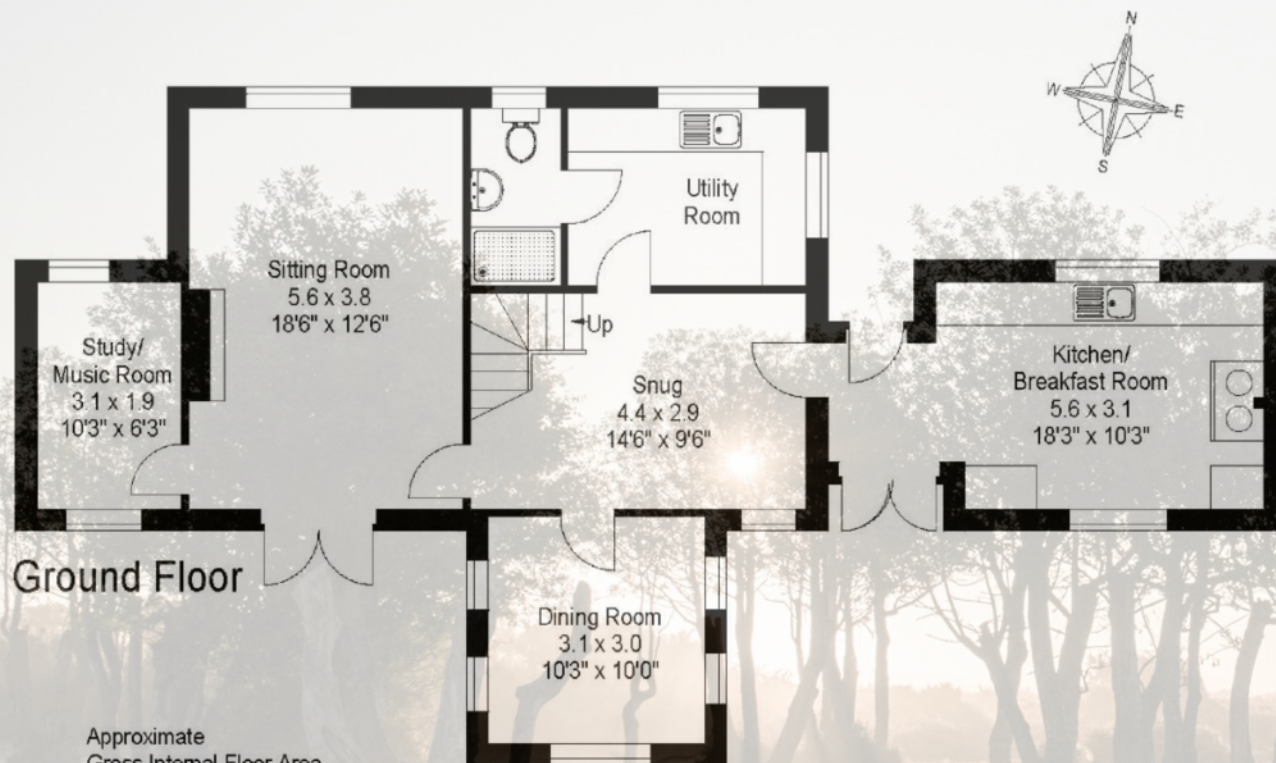
The charming adjacent snug has a log burning stove and wooden door to the triple aspect garden/dining room, enjoying a lovely sunny aspect and pleasant views.



The triple aspect sitting room has exposed beams, French doors to the rear terrace and a feature open fireplace with a wooden mantle and brick hearth. Completing the ground floor accommodation is a small study/music room, a large utility room and separate shower room.

The stairs rise from the snug to the generous first floor landing where there is a double aspect principal bedroom with built-in wardrobes and an en-suite bathroom. There are three further double bedrooms and a family bathroom to complete the accommodation.



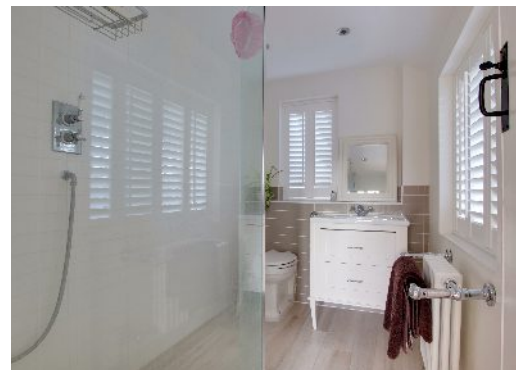


Approximate  
Gross Internal Floor Area  
Total: 139sq.m. or 1496sq.ft.

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NOT TO SCALE





## Grounds and Gardens

Accessed through a five bar entrance gate, is off road parking for several vehicles on the gravel driveway in front of the detached double garage.

A particular feature of the cottage are the delightful gardens surrounding the property, the majority of which are south facing to the rear of the property with delightful views. The elevated terrace, accessed from the kitchen and the sitting room, is perfect for alfresco entertaining. Mainly laid to lawn with well-stocked and lovingly tended borders this garden creates a wonderful oasis for country living.

## Additional Information

Tenure: Freehold

Mains gas, electric and water

Private drainage

Energy Performance Rating: D Current: 56 Potential: 79

Council tax band: G

## The Situation

The property is situated on a quiet lane in Sandy Down, within a short drive of both Lymington and Brockenhurst. Access to both Roydon Woods and the open forest is only a short walk away from the property.

Brockenhurst offers a busy community with local shops, restaurants and a mainline railway station with direct links to London (Waterloo) in 90 minutes.

The Georgian market town of Lymington, famed for its Saturday market, river, marinas and yacht clubs, offers a diverse range of shops, educational and leisure amenities.





## Directions

From our office in Brookley Road turn right and at the end of the road, at the T junction, turn right, over the railway crossing, on to the Lymington Road. Continue on this road and take the turning into Sandy Down just past the Filly Inn. The property can then be found after about 3/4 of a mile on the right hand side.

## The Local Area

Lymington High Street offers a wide range of independent and chain stores as well as cafes, pubs and restaurants. Lymington's reputation as a centre for sailing is well deserved with several yacht havens and marinas catering for all types of craft. There are two sailing clubs that offer competitive and casual racing for all.

The house lies within the New Forest National Park and there are attractive walks from the house through leafy lanes that lead to the open spaces of the Forest itself over which there are many walks, rides and cycle trails.

## 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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