



FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

New Forest

Barton Villa

Main Road • East Boldre • Brockenhurst • SO42 7WD



Est.1988

Barton Villa

Main Road • East Boldre • Brockenhurst • SO42 7WD

With direct access to the forest and commanding panoramic views, this deceptively spacious four/five bedroom home offers versatile living with two fully equipped kitchens, ideal for extended families, guests, or an annexe for multi-generational living. The property also benefits from ample off road parking and a low maintenance, extremely private garden, providing a tranquil and easily managed outdoor space.



4



2



£895,000

Key Features

- Two fully equipped kitchens, perfect for extended family, guests, for multi-generational living
- Two bathrooms
- Extremely private, easily managed garden
- EPC Rating: E
- Just 2-3 miles from quiet, unspoilt beaches
- Two spacious reception rooms
- Dedicated office/study for home working
- Ample parking
- Direct access to and expansive views over the open New Forest National Park

Est.1988



Est.1988

Description

A rare opportunity to acquire a substantial New Forest residence with breath taking forest views. Barton Villa is a spacious, detached home with a fascinating history, having formerly served as the village Post Office. The property enjoys direct forest access and panoramic views, providing a tranquil and private setting in one of the Forest's most sought after villages. Its flexible layout currently provides an annexe to accommodate extended family, but could be enjoyed as a single expansive four/five bedroom family home.

Storm porch with front door leading into the large reception hall/reception room that sets a warm and inviting tone, with a large bay window to the front aspect overlooking the forest. Hallway leads to bedroom four which has a window to the side aspect. Inner hall leading to bedroom three with window to the side aspect. Shower room with shower cubicle with electric shower, WC, wall hung wash hand basin, obscure windows to the side and rear aspect. An inner door gives access to a staircase leading to the first floor and a back door with access to a small courtyard area with space for a bistro style table and chairs. Sitting room with feature brick built fireplace and inset fire. Two windows to the side aspect. Tucked behind the fireplace is an area currently used as a study, with a window to the side aspect. Double doors from sitting room opening through to the large kitchen/breakfast room, which has a comprehensive range of floor and wall mounted cupboard and drawer units with inset one and a half bowl single drainer sink unit with mixer tap and tiled splashbacks. An oil filled Aga provides a feature in this kitchen, with built-in appliances including a full height fridge freezer, dishwasher and washing machine. Space for dining table and chairs, window to the rear aspect and patio doors opening out onto the terrace area and garden beyond.

The accommodation on the first floor can be accessed from the ground floor living accommodation. Front door leading into the hallway, where there is a storage cupboard and stairs rising to the first floor. On the first floor landing there is a window to the side aspect, large storage cupboard and airing cupboard housing the hot water cylinder. The open plan sitting/dining room has a window to the front aspect, enjoying elevated panoramic views over the open forest to the front. The kitchen is fitted with a range of floor and wall mounted cupboard and drawer units with inset one and a half bowl and drainer sink unit with mixer tap and tiled splashbacks. Integrated appliances include dishwasher, electric oven with four ring ceramic hob above and extractor hood over.

Built-in breakfast bar with space for four high stools. Velux roof light to the side aspect. storage cupboard. Bedroom two has a built-in storage cupboard and velux roof light to the side aspect. Bedroom one has a built-in wardrobe, built-in open cupboard and window to the rear aspect overlooking the garden. Shower room with walk-in shower with mixer shower and rainfall shower head. Inset sink unit with mixer tap and with vanity storage drawers under. WC, chrome heated towel rail, obscure window to the side aspect.

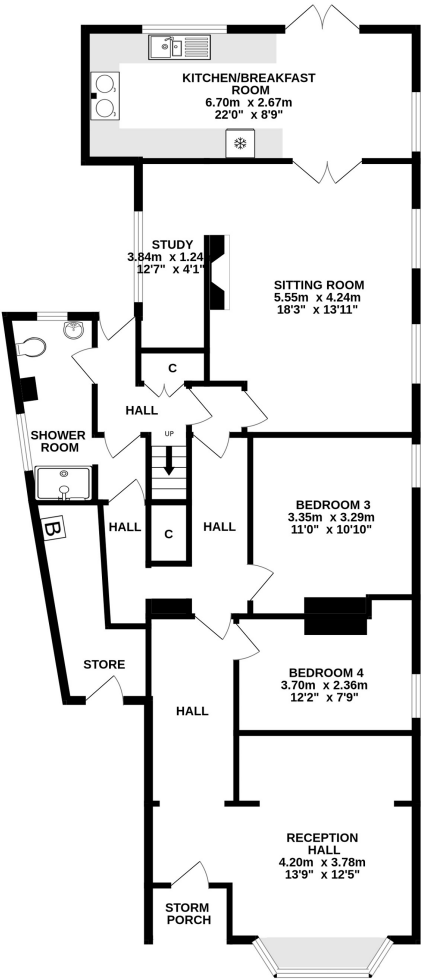
To the front of the property there is wooden picket fencing to the boundaries. Adjacent to the side of the property, there is an large external store housing the wall mounted oil fired boiler and providing a useful area to store bikes etc.

There is a side gate leading into the rear garden and the boundaries are fenced. There is a paved circular terrace area with ample room for patio furniture. There are mature trees, plants and shrubs and flower beds interspersed throughout the garden and areas of interest. Beyond the garden, there is an area of off road parking for two vehicles. The direct access to the adjacent forest invites peaceful walks and outdoor adventures with breath taking panoramic views at every turn. This unique blend of privacy and natural beauty makes the home a countryside retreat while remaining conveniently positioned within East Boldre. Hatchet Pond is the New Forest's largest body of fresh water and home to some of the rarest wetland plants and freshwater animals. It offers fantastic nature walks and cycling along quiet road and off-road trails, and is only moments from this wonderful property.

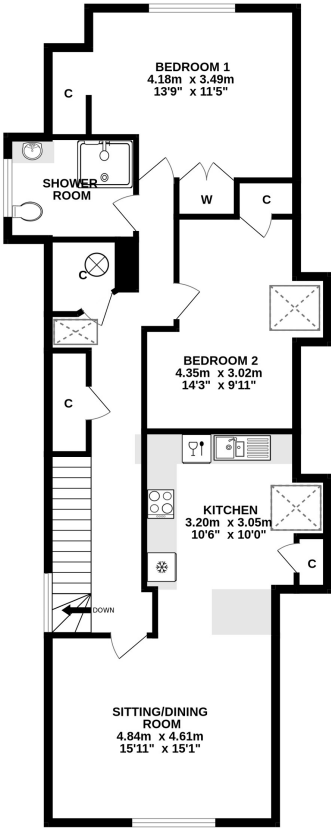
East Boldre village has a popular pub, church, village hall, community owned village shop and Post Office, garage all within easy walking distance. Beaulieu is less than a mile away with its marina at nearby Bucklers Hard and the Beaulieu River Sailing Club offers opportunities for sailing. Nearby is the market town of Lymington with a number of supermarkets and independent shops including some designer boutiques and well regarded award-winning restaurants. Brockenhurst Railway Station (approximately 5.6 miles) provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes, and the motorway networks surrounding Southampton are also within direct travelling distance. There are many well regarded private and state schools in the surrounding area.

Floor Plan

GROUND FLOOR
121.5 sq.m. (1308 sq.ft.) approx.



1ST FLOOR
83.9 sq.m. (903 sq.ft.) approx.



BARTON VILLA
TOTAL FLOOR AREA : 205.5 sq.m. (2212 sq.ft.) approx.
Made with Metropix ©2025



FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

New Forest

For more information or to arrange a viewing please contact
Paul Cullingford • Fells Gulliver • The New Forest Office
T: 01590 630753 E: paul@fells-gulliver.com



Est. 1988



www.fellsgulliver.com

Paul Cullingford • Fells Gulliver • The New Forest Office • T: 01590 630753 • E: paul@fellsgulliver.com



FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

New Forest