



**2 Bourne Lane**

*Woodlands, SO40 7GT*

**SPENCERS**  
ROMSEY





## 2 BOURNE LANE

### WOODLANDS • NEW FOREST

*A bespoke architect designed home of contemporary style set on a quiet forest lane in the sought after hamlet of Woodlands. A four/five bedroom property with magnificent kitchen and open plan living spaces, two/three ground floor bedroom suites and two first floor bedroom suites. Garden studio and beautiful Mediterranean landscaped palm garden with alfresco seating areas.*

*£1,250,000*



4/5



2



4





## The Property

Double oak entrance doors welcome to the impressive vaulted hallway with glazed and wooden staircase to the first floor. This large gallery reception hallway opens into the magnificent Herbert William kitchen and living space sunlit from two roof lanterns. A recent extension by the current owners has created stunning open plan dining and additional expansive living quarters creating a vast interior to behold. A mezzanine interior play area above is sublime for optimal parental child supervision. Across the entire width of the living spaces bi-folding doors lead to the rear palmed garden.

The kitchen has a large island unit with multi-coloured low floor level lighting. There is ample storage incorporating a full height fridge and freezer and wine fridge. Appliances include Miele induction ceramic hob, Neff single gas hob, four Siemens ovens including a combination microwave and two warming drawers, Siemens quiet dishwasher, Quooker hot tap and a Kohler ice bucket set within the island worktop. Both the dining area and sitting room have dramatic black larch timber and beamed high ceilings.

The sitting room has a high level large window adjacent to the interior mezzanine and below sliding glazed doors lead to the garden. If a further focal point were needed there is a stunning ceiling hung Rocal D-8 log burner (RRP £6000) with glass hearth. In vicinity to the extended living is the sound insulated acupanel home cinema room with gaming. The property also benefits from HD TV ports and gaming cables fitted to the main living spaces and bedrooms throughout.

From the hallway doors lead to the spacious home office with adjacent library area and then through a pocket door to one of two ground floor double bedrooms (this whole area would lend to a self-contained annexe if required). There is another ground floor double bedroom suite with ample fitted wardrobes and a white tiled en-suite shower room.



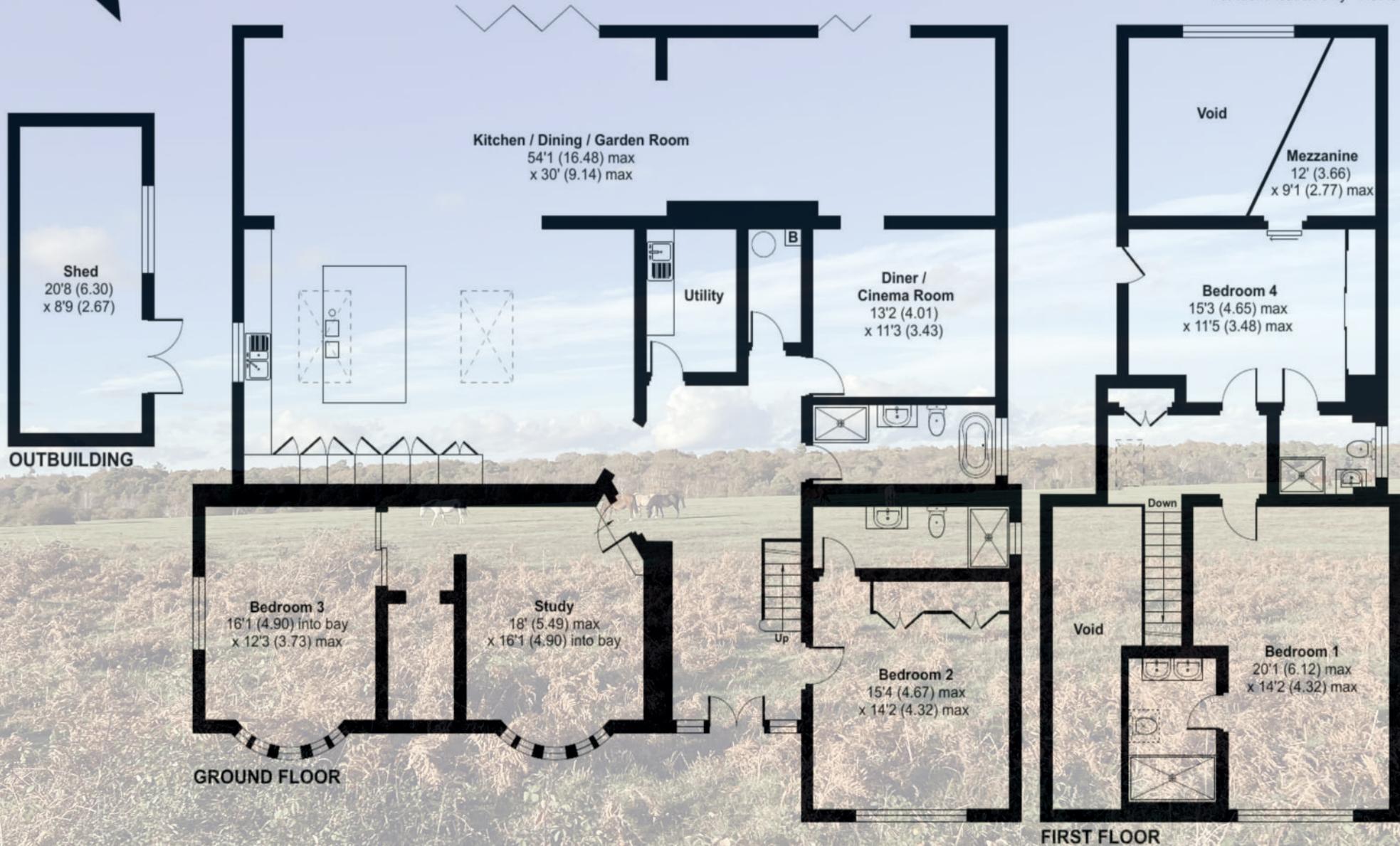


Approximate Area = 3453 sq ft / 320.7 sq m (excludes void)

Outbuilding = 183 sq ft / 17 sq m

Total = 3636 sq ft / 337.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Spencers of the New Forest Ltd. REF: 1175841



## The Property Continued...

The well-appointed family bathroom with egg shaped bath and separate shower, a utility room with sink and plumbing for the laundry, and the plant room with security system with accessibility via App to homeowner anywhere in the world completes the ground floor accommodation.

Underfloor heating runs through main living areas including the kitchen; all bedrooms and study are supplied by radiators. There is air conditioning fitted to both first floor bedrooms and bedroom 2 on floor plan. The flooring throughout the majority of the house is Bavarian smoked oak chevron wood block.

The first floor landing has a Velux unit and storage cupboard. Doors lead to; a delightful double bedroom with stunning hand painted murals with Bavarian smoked oak chevron block flooring, ample fitted wardrobes, sliding door to the mezzanine above the sitting room where a square window overlooks the garden. (Incorporation of additional en-suite is to be discussed with vendor on application all though plumbing and utilities etc are in situ). The principal bedroom suite to the first floor is large allowing ample room to add a dressing area and has a door to the spacious en-suite shower room with double vanity unit.



## Grounds & Gardens

Ample parking to the front and side of the property, space to the side would accommodate for boat or camper storage. Access through aluminium gates to the rear garden.

The rear garden designed to a Mediterranean style with white K-rendered walls consistent with the property creating al fresco seating areas and a fire pit area. A range of mature hardy palms have been planted and high-spec Mayfair Easigrass Astro turf lawned areas allow for ease of maintenance. A patio area under a Sunlife “no rust” gazebo with opening roof and mains electric for outside refrigerator and appliances. A fish pond with Goldfish and a large garden studio. This outbuilding would make an ideal additional home office or gym.





## Directions

From our offices in Romsey, head out on the A3090. Upon reaching the roundabout, take the first exit onto the A36. Continue to the next roundabout and then take the second exit onto the A326. Follow this road passing straight across the first mini roundabout. At the next roundabout, take the third exit onto the A336. Proceed along the A336 before turning left into Bourne Road. Once on Bourne Road, take the second left into Bourne Lane where the property can be found shortly after on the right side.

## Situation

Woodlands is a particularly desirable residential area located on the north eastern edge of the New Forest National Park. Within Woodlands there is a public house, village hall and the highly regarded Hotel Terra Vina with a wider range of amenities including shops, excellent schools, public houses and restaurants available in the nearby villages of Ashurst and Lyndhurst. The New Forest offers a wide range of outdoor pursuits and places of interest with the open forest easily accessible for walking and riding.

The city of Southampton to the east provides a comprehensive range of retail and leisure facilities. The property is well located for road and rail. Junction 2 of the M27 motorway links up with the M3 motorway for the M25 and London and the nearby villages of Ashurst and Totton offer direct rail links to London Waterloo.

## Property Video

Point your camera at the QR code below to view our professionally produced video.







## Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: C Current: 74 Potential: 79

Property Construction: Brick and block rendered under a clay tiled roof.

Services: Mains gas, electric, water and drainage

Broadband: Satellite

Mobile Coverage: No known issues, buyer to check with their provider

## The Local Area

Woodlands is a traditional New Forest village situated between the National Park capital Lyndhurst and Cadnam. The village benefits from a junior school, village hall/community centre and post office with a well-stocked store. There are a number of fine restaurants and pubs within striking distance, including The Gamekeeper and still a real sense of forest community.

There is a direct mainline rail connection to Waterloo from Ashurst Station about 2 miles away from the property. The larger commercial centres of Southampton and Bournemouth are all easily accessible from the M27 which is within a short drive of Woodlands.

## Important Information

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 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.



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