



**Page End**

*Pages Lane, East Boldre, Brockenhurst, SO42 7WG*



**SPENCERS**





*A well presented four bedroom detached family home with a private west facing garden and off street parking quietly situated in this sought after and active New Forest village close to both the shop and pub. Positioned at the end of a no-through lane with easy access to miles of open Forest.*

## The Property

The porch with front door opens into the reception hall which has attractive parquet flooring and doors leading to all the living rooms. The study enjoys a front aspect and has a large serving hatch. The kitchen/family room is a particularly impressive room and has been extended in recent years. The kitchen area is fitted with a range of storage units, ample work surfaces incorporate a stainless steel sink unit, integrated four ring electric hob together with a three-quarter high unit housing a double oven. There is space for a dishwasher and space for a fridge. There is a breakfast bar which separates the kitchen area from a very generous family room which has doors opening onto the back patio.

There is also a door to a useful store room with a garage door to the front of the property. Adjacent to the kitchen is a good sized utility/cloakroom.

The triple aspect lounge/dining room is undoubtedly the feature room of the house being an excellent size and flooded with light from three different aspects including the recently fitted aluminium French doors with large side panels which overlook the west facing gardens.

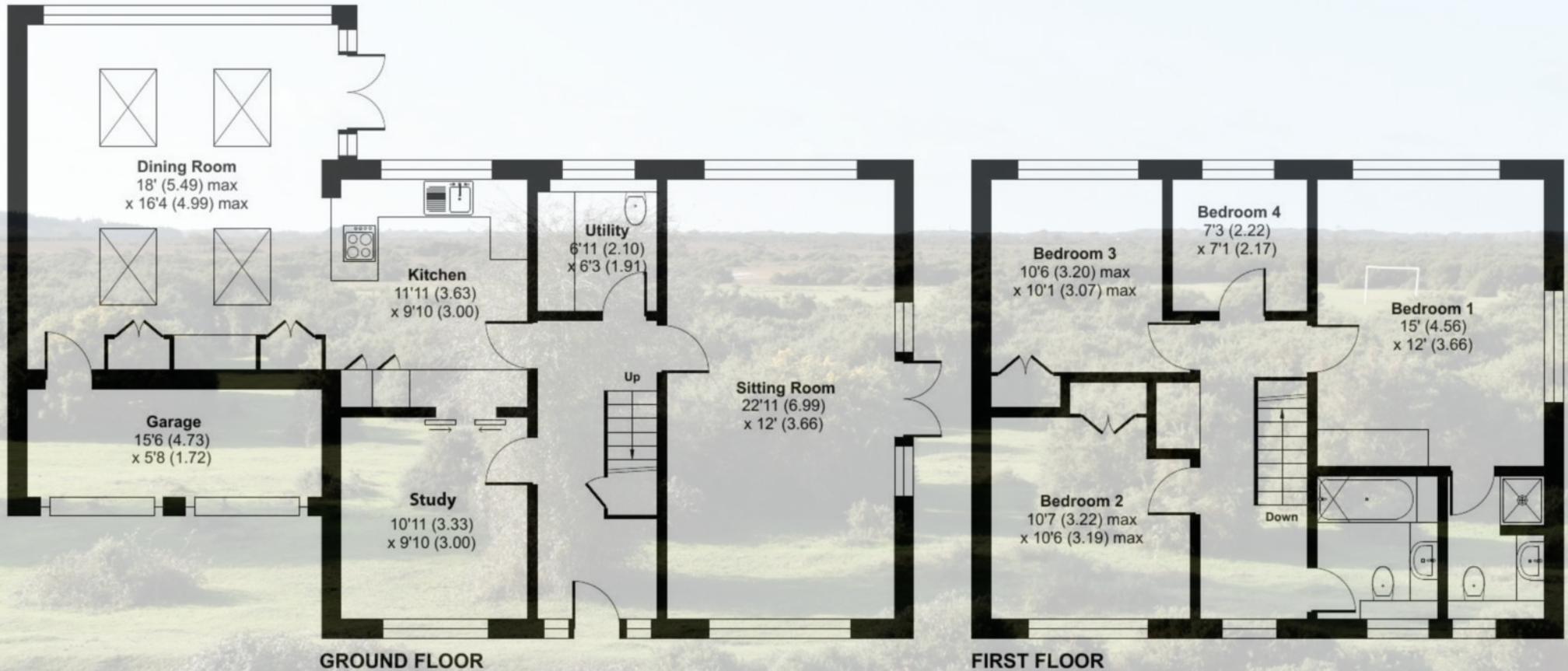
**£750,000**



FLOOR PLAN



Approximate Area = 1631 sq ft / 151.5 sq m  
Garage = 88 sq ft / 8.1 sq m  
Total = 1719 sq ft / 159.6 sq m  
For identification only - Not to scale





## The Property Continued...

On the first floor there is a the spacious landing from which doors lead to the family bathroom and all four bedrooms. Bedrooms two and three are both doubles and have wardrobes and bedroom four/study is a single.

The impressive double aspect master bedroom has built-in wardrobes and an en suite shower room with a fitted Aqualisa shower unit and wc.

## Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: D Current: 62 Potential: 74

Services: Mains electricity, water and drainage

Heating: Oil fired heating

Property Construction: Standard Construction

Flood Risk: Very low

Conservation Area: Forest South East

Broadband: FTTP - Fibre to the property directly.

Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

The property is affected by a Tree Preservation Order (TPO).





## Grounds & Gardens

To the front of the property a tarmac driveway provides off-road parking for two cars with a pedestrian gate and mature hedging and trees to the front boundary.

The back garden is set on the western side of the house and enjoys a delightful, secluded and sunny aspect having an area of patio with the rest being laid to lawn and having a timber garden shed in one corner. The rest of the garden is interspersed with mature shrubs, plants and trees and the boundaries are bordered by hedging, wire fencing and panelled fencing and a pathway provides secondary access; this has a pair of timber gates with access from Pages Lane and space for additional parking for a boat/caravan/car if required.

## Directions

From our office proceed down the High Street turning left at the bottom of the hill into Gosport Street and turning right at the mini roundabout into Bridge Road. Proceed over the level crossing and follow the road round to the left then right along Walhampton Hill. Continue along this road for approximately 4 miles and turn right just before Hatchet Pond. Continue for approximately 400 yards where Pages Lane will be seen on the left hand side, the property will be found towards the end on the right.





*Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.*

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## The Situation

The property has a wonderful forest location allowing access to Beaulieu village, Bucklers Hard and the Georgian market town of Lymington which lies to the West with its sought after marinas and yacht clubs. There is also a popular marina at nearby Bucklers Hard and the Beaulieu River Sailing Club offers opportunities for sailing enthusiasts.

The attractive town of Lymington has a number of supermarkets and independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park.

Brockenhurst Railway Station (approximately 5.5 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 schools in the surrounding area.



## Important Information

Spencers Property 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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