



The Thatched Cottage

Beaulieu Road, Lyndhurst, SO43 7DA

SPENCERS
NEW FOREST





THE THATCHED COTTAGE

BEAULIEU ROAD • LYNDHURST

A stunning four bedroom traditional thatched cottage, set in an idyllic forest location, on the outskirts of Lyndhurst.

The property offers beautifully appointed accommodation throughout and further benefits from a part walled private southerly garden, garaging with off road parking and direct access onto the New Forest National Park with views towards Boltons Bench and the cricket green. The cottage has zero emissions, having been upgraded recently with solar panels and a High Temperature heat pump.

The property is perfectly situated on the open forest with far reaching views, a five minute walk from the comprehensive amenities of Lyndhurst. The village is centrally located in the New Forest with easy access to a wide range of outdoor pursuits. Southampton is nine miles away, with its excellent shopping facilities. There is easy access to London via the M27 and M3, as well as a good train service from three local train stations, all within a ten minute drive.

£1,375,000



4



3



2





The Property

The cottage is recognised as a non-designated heritage asset. It has been renovated and extended in recent times to a particularly high specification, whilst carefully retaining its character, and now offers superb accommodation to suit a number of buyer requirements with well configured and light rooms. The property retains many period features including exposed beams and brickwork, and has been refitted with quality sage green aluminium framed double glazing and under floor heating to the ground floor. The thatch has been well maintained and part replaced in recent times. The property also features attractive internal doors with individual stained glass panels.

A covered storm porch leads to the main entrance into a generous reception hall which benefits from an exposed brick fireplace with inset woodburning stove with an oak stair case leading up to first floor. From here a step leads down to the rear hall which has a door out to the outside terrace. A cloakroom is set from here and a further door leads into the kitchen.

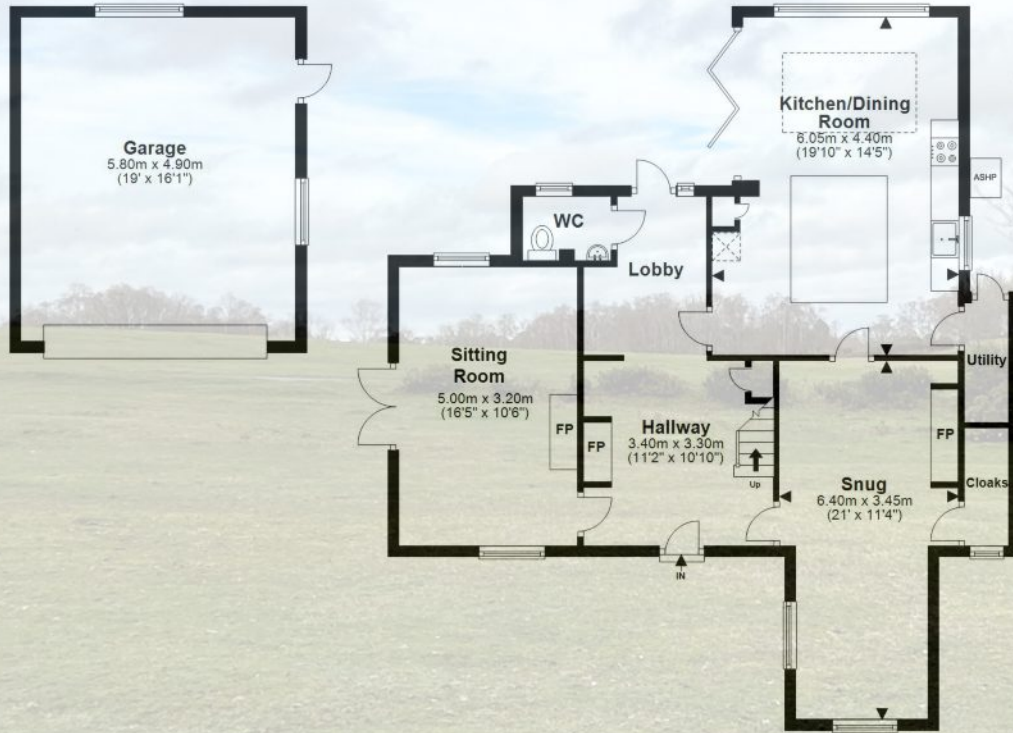
A cosy triple aspect sitting room is set to one side of the hallway with French doors leading out to the side garden and wooden tile effect flooring. A central fireplace with wooden mantel houses an inset electric wood burner.

Across the hallway the snug is set offering a further fireplace with exposed brick and an electric effect wood burner. A charming seating area is set at the front of this room with dual aspects overlooking the open forest and cricket pitch in front. A large walk in storage cupboard is set to the side and a step leads down into the kitchen.

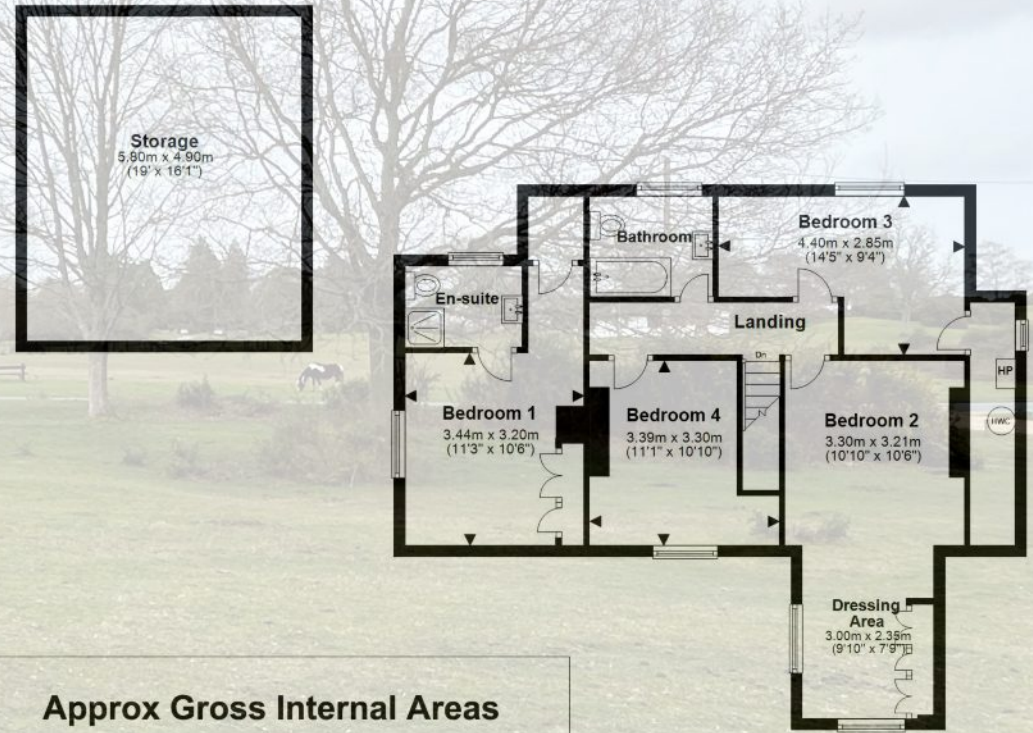
The kitchen is an outstanding feature of the cottage with an extensive range of wooden soft grey units from 'Winchester Kitchens' with the benefit of a kitchen island with coordinating wooden units set under quartz worksurfaces. Integrated appliances include a double oven, dishwasher, induction hob with extractor set over and space for a fridge freezer. The kitchen has an elegant, tiled floor running through to the extended dining area which is set under a large roof lantern allowing for plentiful light with bifold doors providing access out to the side terrace and garden with additional windows and views across the garden and paddock beyond.

Floor Plan

Ground Floor



First Floor



Approx Gross Internal Areas

House: 155.1 sqm / 1669.4 sqft
 Garage Block: 56.8 sqm / 611.3 sqft

**Total Approx Gross Area:
 211.9 sqm / 2280.7 sqft**



The Property Continued...

The first floor landing provides access to all bedrooms and family bathroom.

The principal bedroom is set to one side of the landing which has elevated views over the side garden and features double built in wardrobes and useful eaves storage. A modern ensuite shower room is set from here and offers a walk in shower cubicle, WC, wash and basin with tiled surrounds.

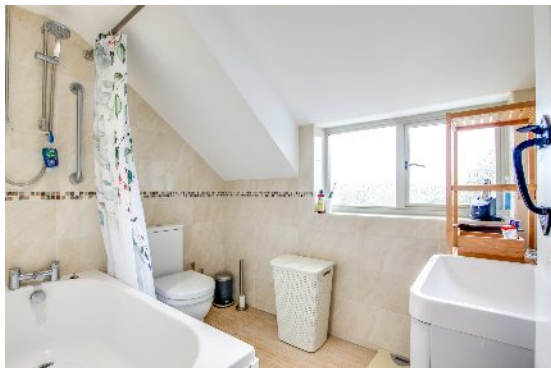
A rear bedroom provides access to a walk in airing cupboard and benefits from views across the paddocks to the rear. Set at the front of the cottage there are two additional bedrooms with the larger dual aspect bedroom offering a dressing area with superb, elevated views across the open forest and cricket pitch beyond.

Grounds & Gardens

The delightful gardens wrap around the property with a picket fence at the front bordering the open forest with roaming ponies and donkeys. A gate opens to a path leading down to the main entrance into the property.

Lawns wrap around to the side and rear gardens with interspersed paving, magnolia tree and flower beds with mature planting. The attractive rear garden offers a terrace abutting the kitchen ideal for seating and dining with ornamental trees and mature shrubs. A feature of the garden is the walled section, which provides a secluded additional parcel of 'secret' garden accessed via steps down from the main lawn. The area to the rear of the garage offers additional outbuildings including storage sheds, summer house and potting shed with composting area.

A detached double garage is set to the side with parking in front and to the side which is accessed via double gates.





Services

Tenure: Freehold

Services: Mains water, drainage and electricity

Air source heat pump providing heating and hot water

PV Panels set on the garage roof

Energy Performance Rating: C Current: 73 Potential: 84

Council Tax Band: G

Directions

From Lyndhurst, proceed down the High Street onto the A35 Southampton Road and turn right onto the B3056 Beaulieu Road. Proceed to follow the Beaulieu Road for approximately half a mile before turning right.

Points Of Interest

Pondhead Inclosure	0.5 Miles
New Forest Golf Club	1.0 Miles
Lime Wood Hotel	1.1 Miles
Beaulieu Road Station	3.0 Miles
Brockenhurst College	4.0 Miles
Brockenhurst Mainline Railway Station	4.3 Miles
Brockenhurst Primary School	4.4 Miles
The Pig Restaurant	4.6 Miles
Montagu Arms Hotel	6.7 Miles

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 or 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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