



Under the Rails

Main Road, East Boldre, Brockenhurst, SO42 7WD

SPENCERS
NEW FOREST





UNDER THE RAILS

MAIN ROAD • EAST BOLDRE

A superb recently extended and updated detached house offered in excellent condition and overlooking the open Forest in this highly sought after village location. The house overlooks its glorious level gardens which extend to 0.7 acres and contain a large two storey outbuilding ideal for garaging, offices or workshop as well as a further detached double garage.

Ground Floor

Sitting Room • Dining Room • Kitchen/ Breakfast Room • Utility Room • Study • Cloakroom

First Floor

Principal Bedroom with En Suite & Walk in Wardrobe • Three Further Bedrooms, one with En suite

Family Bathroom

Outbuildings

Double Garage • Gym / Workshop • Loft Room

£1,595,000



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The Property

The house combines very cleverly extended and beautifully presented accommodation to provide comfortable space over two floors. Completely overhauled by the current owners between 2015 and 2017, all the principal rooms have south west facing aspects enjoying views of both the gardens and open forest beyond.

The front door opens to an attractive entrance hall with stairs rising to the first floor. There is an extremely impressive sitting room, one elevation of which features a glazed ceiling light covering its entire length flooding the room with natural light. Two sets of wide bi-fold doors provide direct access to the garden and there is an attractive chimney breast containing an open hearth for wood fires. Next door to the sitting room is a separate dining room and there is also a large study. The kitchen / dining room is a particularly appealing room with French windows opening onto a south west facing dining terrace overlooking the garden. The kitchen itself is modern with a range of fitted cupboards and integrated appliances as well as a breakfast bar forming a clever divide between the kitchen and the dining area. The dining area features a large brick chimney breast and has space for a generous dining table.

Off this room is a utility room with a back door, work surface with fitted cupboards as well as space and plumbing for a washing machine, tumble dryer and fridge / freezer. Lastly, there is a ground floor WC.

On the first floor, a central landing provides access to the bedrooms all of which are generously proportioned and enjoy direct Forest views. The master bedroom is dual aspect with outstanding far reaching views that are entirely unspoilt. The bedroom features an original tiled fireplace as well as a door to a dressing room with built in wardrobes beyond which lies an en-suite shower room. The guest bedroom lies at the other end of the house and also features built in wardrobes and an en suite shower room.

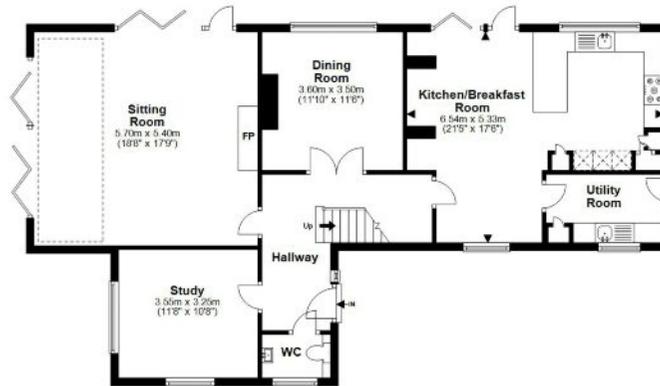
There are two further double bedrooms, both featuring original fireplaces and a further beautifully presented family bathroom.





FLOOR PLAN

Ground Floor



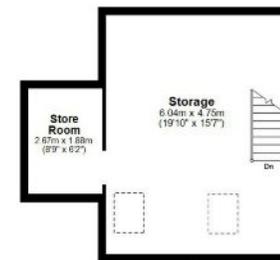
Approx Gross Internal Areas

House: 196.6 sqm / 2116.5 sqft
 Gym & Storage: 105.0 sqm / 1129.3 sqft
 Garage: 42.0 sqm / 451.5 sqft

**Total Approx Gross Area:
 343.6 sqm / 3697.3 sqft**



First Floor



Gymnasium First Floor







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The house occupies a glorious position and enjoys expansive open south-westerly views across the open heathland of the New Forest.

Grounds & Gardens

The house is approached over a gravel drive through a five bar gate which leads to ample parking adjacent to the house and garage. To the north west of the house are two impressive outbuildings. The first extends over two floors and offers two large rooms on the ground floor with plastered and painted walls, tiled floors as well as light and power. These rooms were originally used as additional garaging and now make ideal extra space for offices, a gym, workshop or studio. There is a wc on the ground floor and stairs rise to a first floor room, again fully plastered and with power and light. The second outbuilding is a superb detached double garage with twin up and over doors.

The gardens extend around the house with a glorious south westerly aspect guaranteeing direct sunshine throughout the day. The gardens are mostly laid to level lawn with several mature specimen trees and beautifully planted flowering borders stocked with roses and azaleas.

Directions

From Lymington take the B3054 north east towards Beaulieu. Continue across Beaulieu Heath and just before reaching Hatchet Pond turn right at the signpost for East Boldre. Follow the road as it bends to the right and pass both Heath Lane and Whithers Lane on the left hand side. The entrance to the house is the third on the left after passing Whithers Lane.



The Situation

Set well back from the road the house is perfectly situated to enjoy open walks and cycle rides across the adjacent Forest while also being only four miles from the market town of Lymington. There is a nearby well regarded Pub in the village (The Turfcutters) as well as a village shop ideal for everyday necessities. There are excellent marinas, sailing clubs and facilities at both Lymington and Bucklers Hard while Brockenhurst station (7 miles) provides direct rail services to London Waterloo in approximately 2 hours.

Services

Tenure: Freehold

Council Tax - G

EPC - D Current: 63 Potential: 73

Property Construction: Brick faced elevations and tile roof

Utilities : Mains electric/water/drainage (no gas supply)

Heating: Oil / LPG

Broadband: Ultrafast broadband with speeds of up to 1000 mbps is available at this property (ofcom)

Mobile signal / coverage: Buyer to check with their provider

Parking: Private driveway & garage

Tree Preservation Orders (TPO): Yes

Conservation Area: Yes, Forest South East

Flood Risk: No risk

Important Notice

Spencers of Lymington 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.



For more information or to arrange a viewing please contact us:

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