



# Ridge Cottage

*Southampton Road, Boldre, SO41 8PT*

SPENCERS  
NEW FOREST





# RIDGE COTTAGE

SOUTHAMPTON ROAD • BOLDRE • NEW FOREST

*A beautifully designed four bedroom family home within touching distance of the open forest.*

*Offering over 3,500 sq ft of accommodation and benefiting further from a stunning garden, double garage and study.*

*Available for the first time in over 50 years.*

*£1,500,000*



4



2



2





## The Property

You enter the property through the main front door into a large reception hall with stairs leading to the first floor. The hallway provides access to all the principal rooms on the ground floor.

From the reception hall are a couple of steps that lead you down in to the main dining hall that allows for fantastic entertaining and family space with doors out onto the garden.

A large split level sitting room also sits at the rear of the property allowing for versatile use of the room, with the main living area offering triple aspect views over the beautiful rear garden which can be accessed via sliding doors and boasting a large open fireplace.

A sizeable kitchen benefits from breakfast bar and ample storage units throughout, lovely range style oven and hob with further double aspect views over the garden.

Leading from the kitchen is the large utility room with all facilities, side access to the garden and access also to the double garage which in turn benefits from inspection pit and electric doors.

The ground floor accommodation also boasts a further study with front aspect ideal for the work from home environment, a walk in coat cupboard and downstairs W/C.



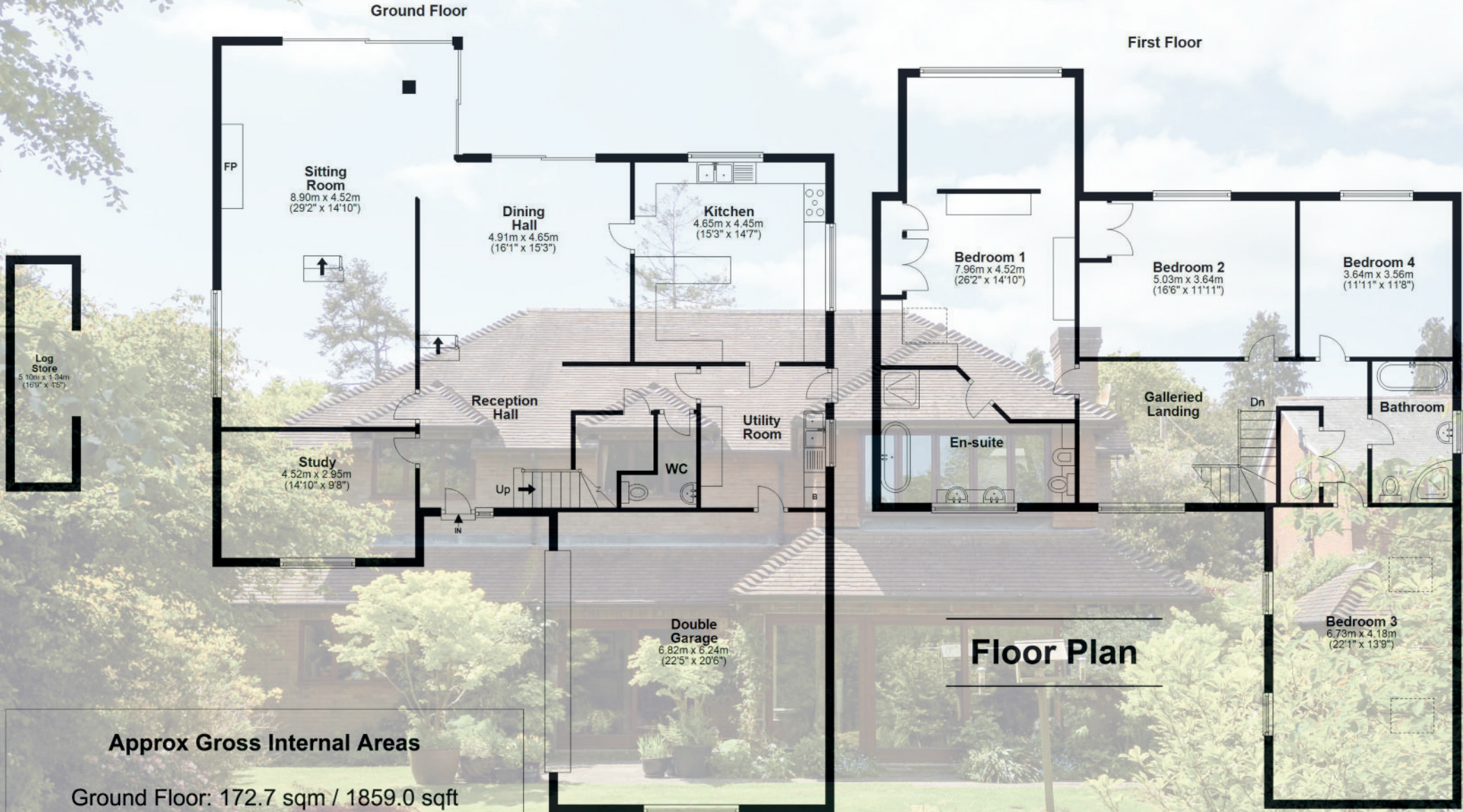


## The Property Continued...

Upstairs a galleried landing leads to four large double bedrooms. The principal bedroom offers extremely spacious accommodation which is split over different levels allowing for a dressing area with ample built in storage on the raised floor and bedroom area on the lower floor with stunning views out to the garden at the rear. An en-suite bathroom with double wash basin, bath and separate shower complete the principal bedroom, W/C and bidet.

Three further spacious double bedrooms are offered on this floor with a further four pieced family bathroom. Bedroom three also sits over split levels and offers fantastic bedroom accommodation.





**Approx Gross Internal Areas**

Ground Floor: 172.7 sqm / 1859.0 sqft  
 First Floor: 131.8 sqm / 1419.0 sqft  
 Second Floor: 22.0 sqm / 236.0 sqft  
 Log Store (not necessarily in correct position):  
 6.8 sqm / 73.0 sqft

**Total Approx Gross Area:  
 333.3 sqm / 3587.0 sqft**





## Grounds & Gardens

The house is approached from the Southampton Road and leads immediately onto a large driveway with turning space and leads into the double garage. Further parking space sits to the right of the double garage.

The house sits at the top of the slightly elevated garden giving the house beautiful, raised views. A lovely patio area sits at the rear of the house from the reception rooms with a further section extended to allow for seating overlooking the pond. The garden offers a plethora of wildlife and greenery with uninterrupted views beyond into the fields beyond.

The land is primarily boarded by large trees with an array of shrubbery and planting throughout the garden.

## Directions

From our office in Brockenhurst turn left and proceed to the end of Brookley Road before turning right. Proceed over the level crossing and continue along the Lymington Road for approximately two miles. As the road changes into Southampton Road the driveway to the property can be found on the left hand side just before the turning for Jealous Lane.

## Services

Mains gas and electric

Private drainage

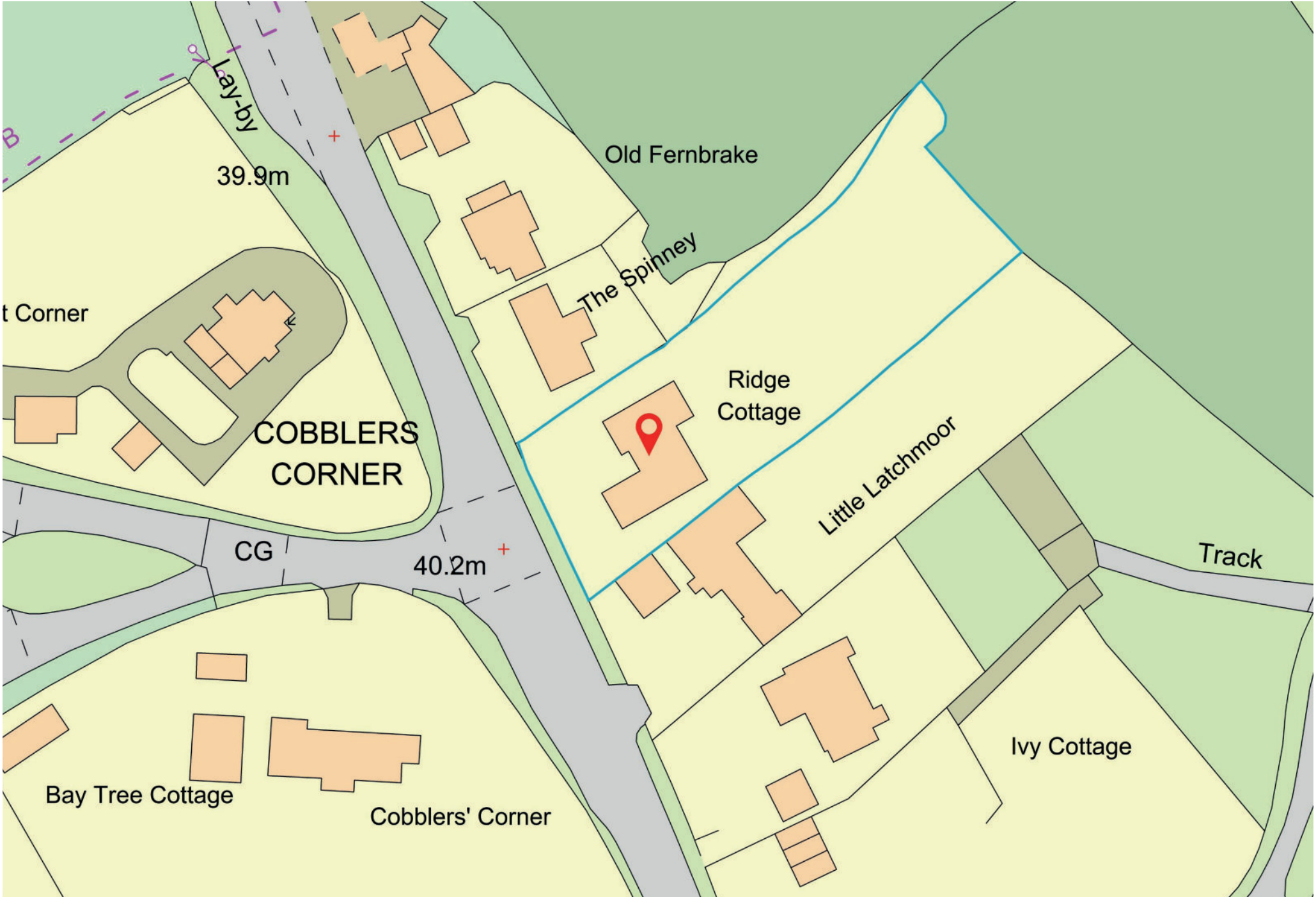
Energy Performance Rating: D Current: 65 Potential: 73

Tenure: Freehold









Lay-by

39.9m

Old Fernbrake

The Spinney

Ridge Cottage

Little Latchmoor

Track

COBBLERS CORNER

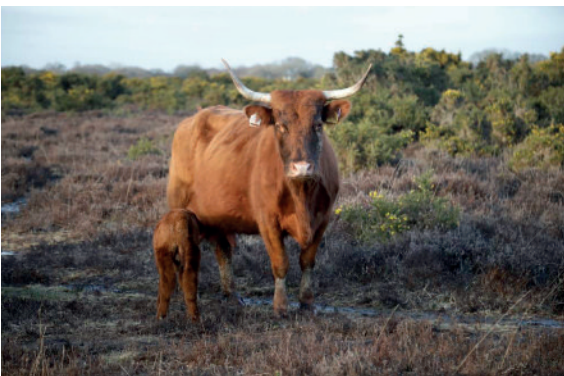
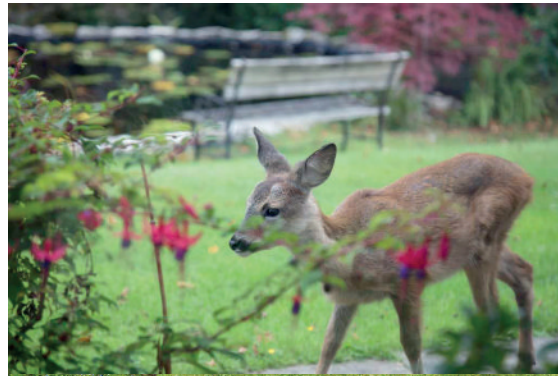
CG

40.2m

Bay Tree Cottage

Cobblers' Corner

Ivy Cottage



## The Local Area

Lymington High Street offers a wide range of independent and chain stores as well as cafes, pubs and restaurants. Lymington's reputation as a centre for sailing is well deserved with several yacht havens and marinas catering for all types of craft. There are two sailing clubs that offer competitive and casual racing for all.

The property lies within the New Forest National Park and the open forest, which is just 50 metres away, leading to many walks, rides and cycle trails.

## Points of Interest

Brockenhurst Mainline Railway Station	1.9 Miles
Brockenhurst Primary School	2.1 Miles
Brockenhurst Tertiary College	2.2 Miles
Balmer Lawn Hotel	2.5 Miles
The Pig Restaurant	2.8 Miles
Lymington High Street	2.9 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 for 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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