



The Coding Hut

Thorns Beach, Beaulieu, Brockenhurst, SO42 7XN

SPENCERS
COASTAL





An extraordinary opportunity to acquire a recently renovated and beautifully presented contemporary 3 bedroom rural hideaway well off the beaten track with a nearby beach and within the wide open spaces of The New Forest National Park.

The Property

This charming timber framed bungalow is the ideal holiday retreat or rental investment. The property has been extended to its full potential and offers contemporary, spacious accommodation set within a quarter acre of national park. The property is accessed through a five bar gate leading to a gravel drive which leads to a turning and parking area adjacent to the house. The home is currently a successful holiday let and is spectacularly well presented with vaulted ceilings, exposed beams, an open fireplace and full length windows. An oak porch opens on to the formal lounge with open fireplace, wood panelled walls and a rear aspect window. Double sliding doors open in to the main kitchen/family room with wonderful floor to ceiling windows and bi-fold doors over looking the landscaped gardens.

£950,000



FLOOR PLAN



Approx Gross Internal Areas

Lodge: 99.5 sqm / 1071.0 sqft

Outbuildings (not necessarily in correct position/orientation):
17.8 sqm / 191.6 sqft

Total Approx Gross Area: 117.3 sqm / 1262.6 sqft



This charming timber bungalow offers a superb retreat that is only 3 miles from Beaulieu and 6 miles from Lymington.

The Property continued . . .

The high end kitchen is the heart of the house with a range of fitted cupboards and work surfaces, breakfast bar and integrated white goods. There are three bedrooms, all interior designed, a family bathroom with butler sink, bath and shower and an en suite bathroom.



Directions

From our offices, proceed down the High Street turning left at the bottom of the hill into Gosport Street. Turn right at the mini roundabout and proceed over the level crossing and after crossing the river turn right at the bend into Undershore Road. Continue along, passing Elmers Court hotel across the cattle grid and take the first right, following the road round to Sowley Pond. After approximately a quarter of a mile, Thorns Farm will be seen on the right hand side. Proceed through the farm buildings for around a mile down the gravel track, bear left at the end and continue for a further quarter of a mile where the property will be seen on the left hand side.



Grounds & Gardens

The bungalow overlooks its gardens which extend to approximately a quarter of an acre and contain areas of level lawn and some mature trees along with hedges at the boundary. There is an outside bath with hot and cold taps and a superb covered garden kitchen ideal for outdoor entertaining complete with barbecue. There is ample parking for several cars adjacent to the house and the gardens have a southerly aspect as well as a peaceful atmosphere well suited to this charming location.

Situation

The property sits on a generous plot in one of the area's most sought after addresses where spacious waterside homes are spread along the shoreline. The setting is particularly unspoilt and peaceful as the access road attracts very little traffic while the open spaces of The Forest, as well as a beach and paddle board launching point are also nearby. All manner of outdoor activities are close at hand with walking, riding and cycling across miles of unspoilt tracks in the Forest or sailing at either Lymington or Bucklers Hard.

Property Video

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





There is a popular local pub at East End and direct rail services to London Waterloo depart regularly from Brockenhurst and take approximately 2 hours.

Services

Energy Performance Rating: D Current: 66 Potential: 81

Council Tax Band: TBC

Mains water, electricity and drainage. Oil fired central heating
Ultrafast Broadband with speeds of up to 1,000 Mbps is available at the property (Ofcom)

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.



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