



**Little Boston**

*Beaulieu Road, Lyndhurst, SO43 7FZ*

**SPENCERS**  
NEW FOREST









# LITTLE BOSTON

BEAULIEU ROAD • LYNDHURST

*A classic Edwardian residence forming part of a substantial country house on the edge of the village of Lyndhurst, close to the iconic Limewood Hotel in the heart of the national park.*

*The property has been refurbished by the current vendors and is well presented in keeping with the era with elegant proportions, offering in excess of 2100 sq ft with direct forest access and outstanding open views surrounding the property whilst still within easy access of the village and train station at Ashurst.*

£1,075,000



5



3



2





## The Property

The entrance leads into a substantial tiled porch which provides access to an attractive room set across the front with open aspects to the forest which is currently used as a double bedroom but could alternatively be used as a home office with a supporting bathroom to the side. A useful large utility area is also set off the lobby. This area would make for a superb self-contained annexe if required for a dependent relative or holiday let opportunity.

An entrance then leads into the hallway with beautiful stripped wooden flooring which provides access to the reception rooms with stairs leading up to the first and second floors and storage cupboard set at the rear.

A double aspect cottage style kitchen is set to one side with stunning views across the forest at the front. The kitchen is fitted with painted wooden in-frame units set at base and eye level with open shelving and coordinating worksurfaces and an inset ceramic sink unit. An oil-fired Aga is a real feature of the room, additionally there is space for a table and chairs for dining.

The living room is set across the hallway with open fireplace with exposed brick hearth and stripped floorboards with built in cabinetry shelving. A door from here opens into a generous garden room with quarry tiled flooring and views across the rear garden with French doors leading out to the terrace and garden beyond.

A further living/reception room is set at the rear of the hallway, with attractive herringbone flooring and a large exposed brick fireplace with inset wood burner and stone flagstones. The front aspect windows overlook the open forest beyond.











## The Property Continued...

The first floor landing provides access to three bedrooms and family bathroom with stairs leading up from here to the second floor. All bedrooms are generous double rooms with elevated views across the forest to the front or fields to the rear with the principal bedroom having access to a large loft room above, accessed via a hatch and which benefits from two Velux windows in turn.

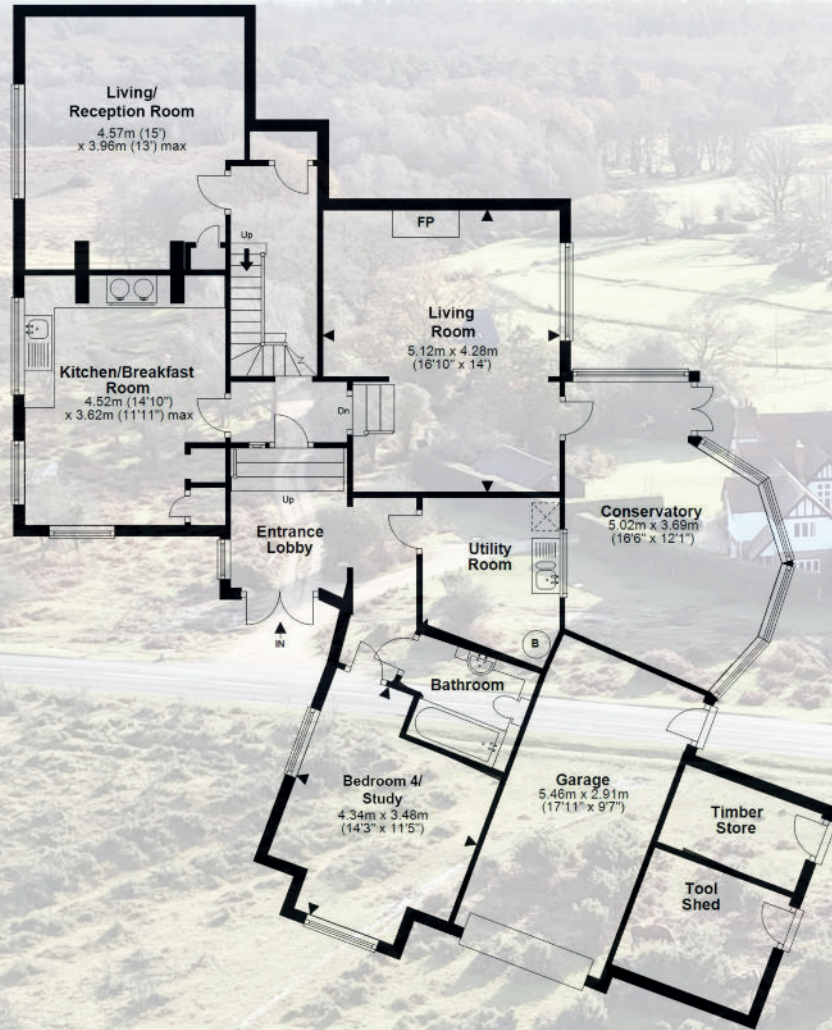
The family bathroom has been refitted with a large walk-in shower cubicle with contemporary tiled surrounds, a vanity wash basin and WC.

The second floor offers a further bedroom/study with elevated views, the landing offers access to further extensive storage.





Ground Floor

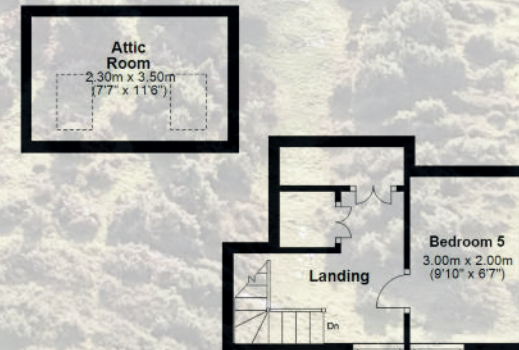


First Floor



Floor Plan

Second Floor



**Approx Gross Internal Areas**

House: 202.7 sqm / 2181.8 sqft  
 Attached Outbuildings: 27.4 sqm / 294.9 sqft  
 Attic Room (access via Bedroom 2): 8.0 sqm / 86.1 sqft

**Total Approx Gross Area: 238.1 sqm / 2562.7 sqft**









## Grounds & Gardens

The property is accessed via a wooden five bar gate opening onto a driveway providing extensive parking, large bike shed and access to a garage. Adjoining the garage is a useful potting shed and an adjoining log store.

A side access gate opens into the large attractive rear garden which is predominantly laid to lawn and flanked with established hedge, tree and flower borders, with a raised terrace ideal for entertaining and alfresco dining which directly abuts the property. The garden extends down to a small stream at the end. The whole plot extends to in excess of 0.25 acres.

## Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: E Current: 39 Potential: 67

Mains water and electricity

Oil fired heating

Private drainage

Property Construction: Brick construction

Broadband: Starlink connection











## 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 one mile before turning right at the turning for the Limewood Hotel.

Take the left hand fork immediately after marked Poundhead Farm and the property can be found after a short distance on the left hand side.

## Situation

The property is set in a prime location along the Beaulieu Road, on the edge of the village of Lyndhurst within approximately 20 minutes walking distance and directly abutting the open forest. The village offers a diverse range of general and specialist shops, together with a popular primary school, historic church and visitor centre, along with many fine cafe's, wine bars, public house and restaurants.

The train station at Ashurst is within a short drive and benefits from free parking.

The neighbouring village of Brockenhurst offers additional facilities and a mainline rail connection to London/Waterloo (approximately 90 minutes). The M27 (Junction 1) at nearby Cadnam affords easy access to both Bournemouth, Southampton, Salisbury and the M3 Motorway network.

## 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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