



Shambles

Chapel Lane, East Boldre, Brockenhurst, SO42 7WP

SPENCERS
NEW FOREST





A delightful three bedroom, two bathroom light and airy, detached bungalow in an elevated position, in a leafy lane just off the open forest in East Boldre.

The Property

In the heart of the New Forest National Park, within the popular village of East Boldre with its shop, garage, thriving pub and post office, an end of chain three bedroomed detached bungalow. A short walk up the path to the front door which opens into a wide hallway. Three bedrooms lead off the hallway, two double, one with en suite shower room, and a single bedroom/office. There is also a family bathroom with panelled bath, wash hand basin and low level WC. Moving along the hall, doors open to the kitchen at the rear of the property, and a large welcoming sitting room. The sitting room is double aspect room with the main views over the westerly private garden towards the lane. There is an electric fire with an attractive wooden mantle piece and surround. The kitchen would benefit from some modernisation, there is an integral dining area, an additional eating area/garden room off the kitchen and rear door to the garden.



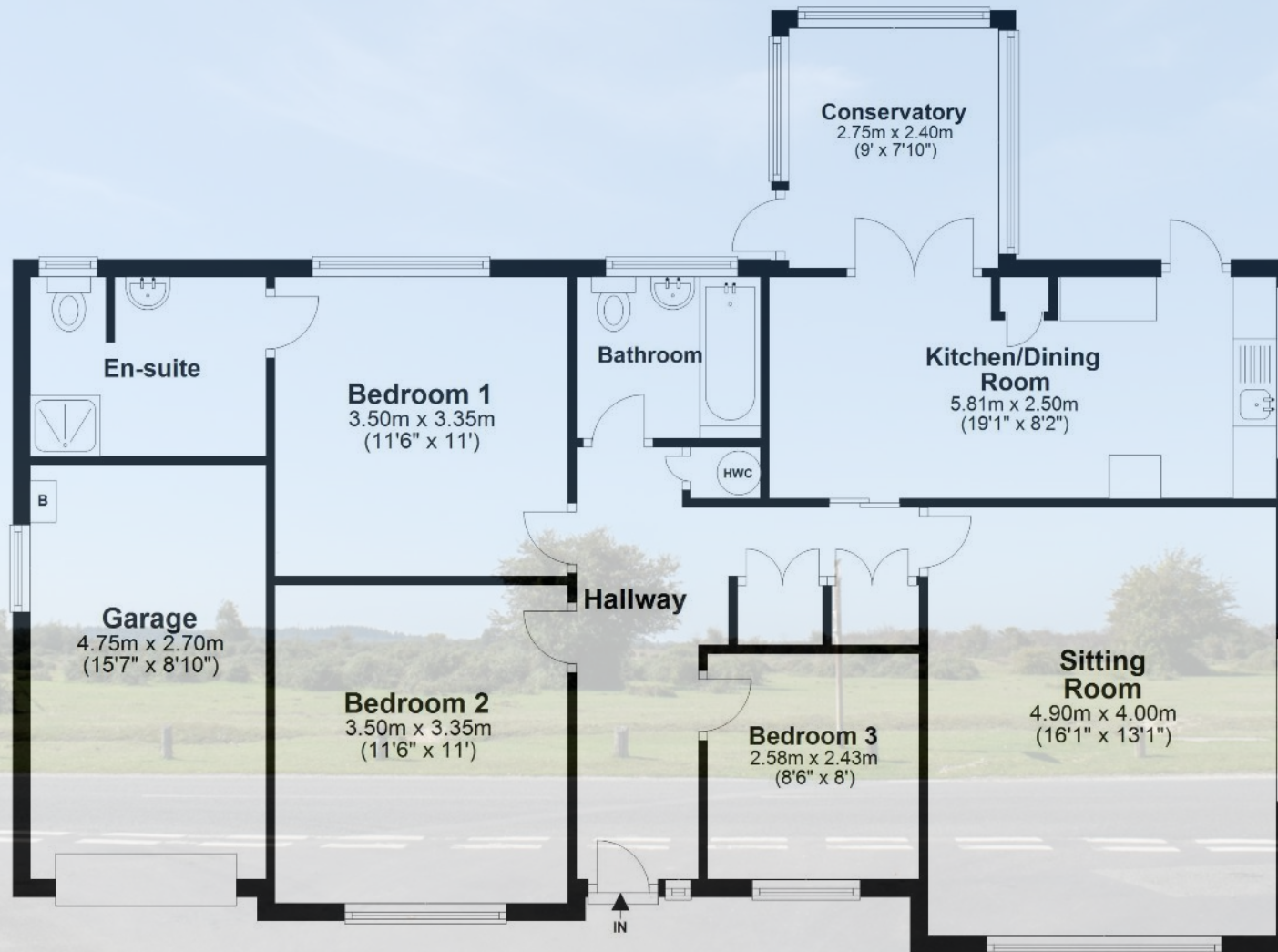
£629,950

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FLOOR PLAN

Shambles

Approx. 108.3 sq. metres (1166.0 sq. feet)



Total area: approx. 108.3 sq. metres (1166.0 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.





Attached garage, ample parking and a good sized well maintained surrounding garden.

Grounds & Gardens

Outside the reasonably extensive gardens are laid to lawn. It is well fenced to prevent the forest ponies entering with some parking already created, the parking could easily be extended to accommodate several more vehicles. The gardens are both child and dog proof and are currently in two or three sections.



The Situation

The property has a wonderful forest location in the pretty village of East Boldre with a thriving pub, village hall, post office, village store and garage all within easy walking distance. There is also a popular marina at nearby Bucklers Hard and the Beaulieu River Sailing Club offers opportunities for sailing enthusiasts. The attractive town of Lymington has a number of supermarkets and independent shops including some designer boutiques and restaurants and is surrounded by the New Forest National Park. Brockenhurst Railway Station (approximately 5.5 miles) provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes, and the motorway networks surrounding Southampton are also within direct travelling distance. There are many well regarded private and state schools in the surrounding area, with South Baddesley (Primary) providing a mini bus service.



Directions

From our office in Lymington proceed down the High Street and at the bottom turn left into Gosport Street. At the roundabout take the second exit onto Bridge Road signposted Beaulieu and follow this road passing Walhampton School on the right and continue over the cattle grid and crossroads with Pilley on the left and Norley Wood on the right. This road passes over the open forest towards Beaulieu. Just before Hatchet Pond take the right turn to East Boldre. Continue along Main Road for East Boldre for around 2 miles and after passing the post office and village store take the left in to Chapel Lane. The property can be found half a mile down on the right just before the church.



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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