



Harveys Farmhouse *Main Road, East Boldre, SO42 7WU*

SPENCERS
NEW FOREST





An attractive farmhouse dating back to the 18th Century nestled in the heart of the New Forest National Park and enjoying far reaching views over the heath land to the front.

The Property

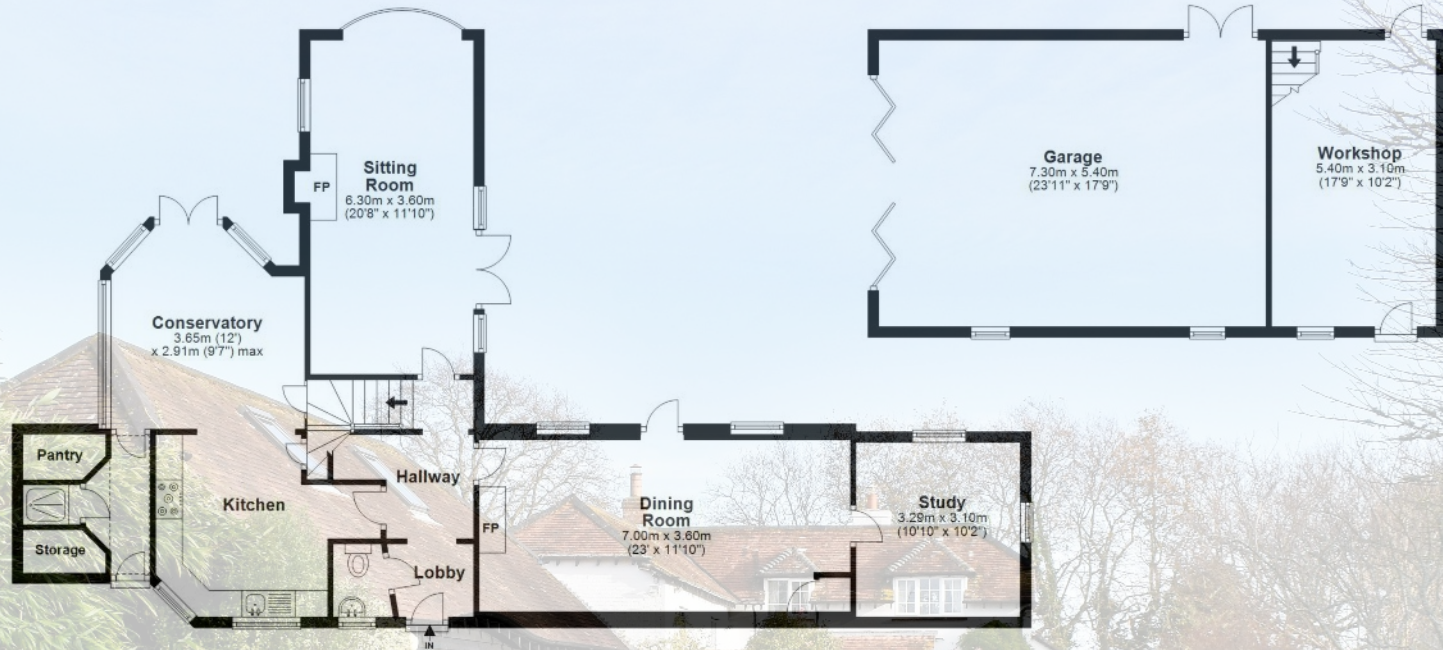
On entering the property the welcoming reception hallway leads to all main accommodation. To the left there is a charming country style kitchen that opens onto the sunny conservatory. A door from the conservatory leads into a useful pantry, shower room and storage area. The kitchen is comprehensively fitted with ample storage provision, integrated cooker, gas hob and fridge and freezer, space for a dishwasher and a picture window overlooking farmers fields. The triple aspect sitting room is a generous area with french doors leading out to a patio area, an open fire place and fitted full shelves to one wall. To the right of the hallway is a large dining room which forms part of the original cob cottage, with a wood burning stove and a fitted cabinet. A door leads through to the dual aspect study with fitted shelving, an ideal peaceful office. Also on the ground floor is a cloakroom with wc and further cupboard storage.

£1,400,000



FLOOR PLAN

Ground Floor



First Floor



Approx Gross Internal Areas

House: 164.0 sqm / 1765.3 sqft
 Outbuilding: 112.4 sqm / 1209.7 sqft

Total Approx Gross Area:
276.4 sqm / 2975.0 sqft



This three bedroom property set in 0.5 acre has been thoughtfully extended to create a wonderful family home.

The Property continued . . .

The first floor accommodation comprises a spacious main bedroom suite with triple aspect views of the garden and forest, fitted wardrobes and an en-suite bathroom with wc and hand basin. The guest suite is of a generous size and enjoys an ensuite bathroom. The third double bedroom, airing cupboard and utility room with space and plumbing for a washing machine complete the first floor accommodation.

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.





Direct forest access and a large garage/workshop and studio.

Grounds & Gardens

The house occupies a delightful position with views to the front and the rear of the property. The house is approached along a long forest track that leads to the house, parking and outbuilding. The garden wraps around the property and is mostly laid to lawn with pleasant southerly and westerly aspect and some mature shrubs and hedging to provide privacy. There is a large paved terrace to the south of the house providing a perfect spot for outside entertaining. There is a large summer house in the corner and an area of fruit cages. The double garage has both power and lighting with a workshop at the rear and studio and store room above.

Directions

From our offices in Lymington, proceed down the High Street, and left at the bottom of the hill into Gosport Street. Turn right at the roundabout onto Bridge Road, and immediately after crossing the river, turn right into Undershore Road. Continue past the ferry terminal and on for a further 2 miles. After crossing the cattle grid into the forest bear left towards the hamlet of East End. Continue along the Main Road for about a mile and the property can be found on the right hand side.



Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Services

Energy Efficiency Rating: G : Current 17 Potential 59

Council Tax Band: G

Mains water and electricity

Calor gas and private drainage

Points of interest

Beaulieu Primary School	3.8 miles
William Gilpin Primary School	3.9 miles
Waitrose Lymington	5.4 miles
Fleur De Lys	3.8 miles
Lymington Hospital	6.0 miles
Walhampton (Private School)	3.9 miles
South Baddesley Primary School	2.3 miles
Brockenhurst Train Station	7.3 miles
Brockenhurst Tertiary College	7.6 miles
The Pig	6.5 miles

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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