



Fiddlesticks Cottage

Main Road, East Boldre, Brockenhurst, SO42 7WD

SPENCERS
NEW FOREST





A wonderful opportunity to acquire a charming chocolate box thatched cottage in the heart of the pretty New Forest village of East Boldre.

The Property

Fiddlesticks is one of the hidden gems of the village, tucked away in a private location almost invisible from the road, yet a stone's throw of the open forest and local shop.

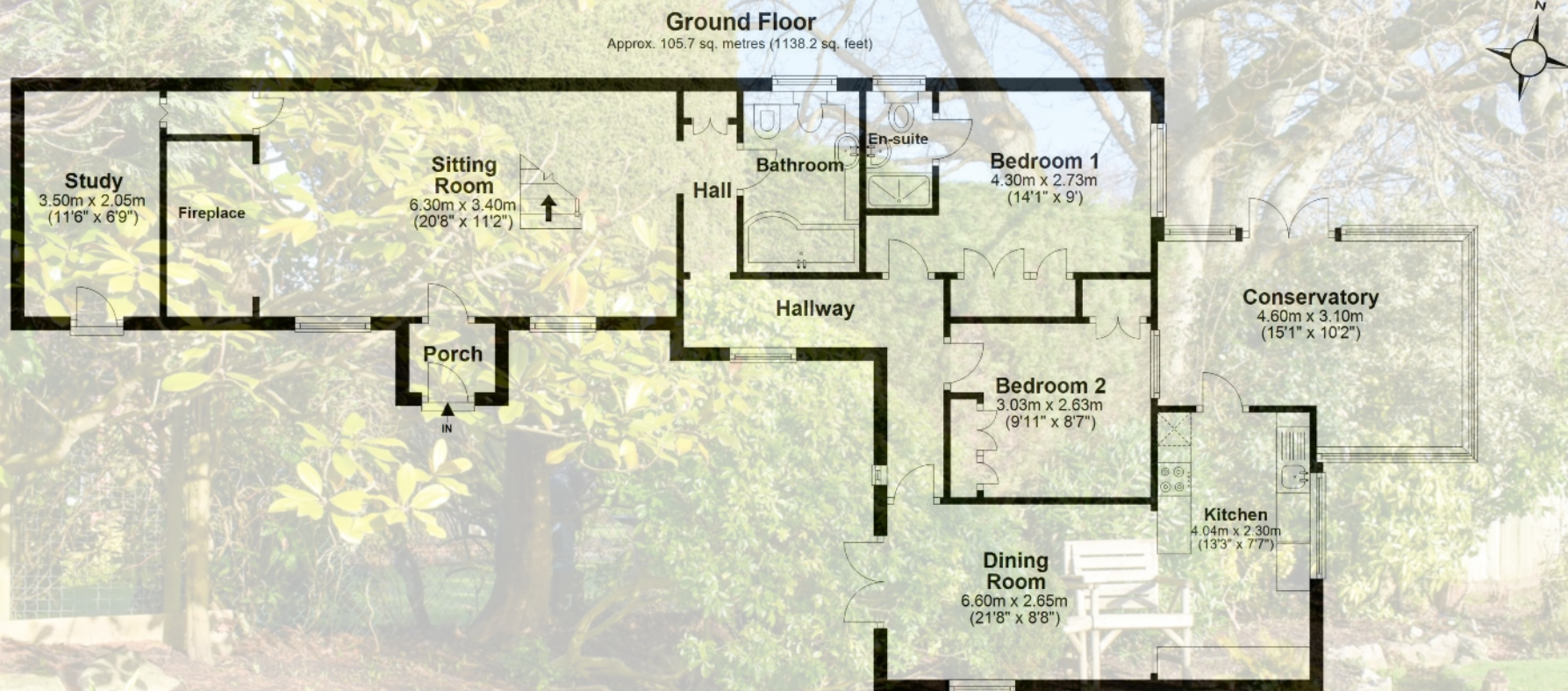
The property dates back several hundred years and is full of charm and character. With a welcoming covered front porch, impressive inglenook fireplace, beams and wooden floors the property offers a wealth of original features. The living room is the hub of the house with an inglenook fireplace as the main feature along with exposed beams, and wood floors. A door leads through to the study and stairs lead to a large landing and bedroom.

The remainder of the accommodation is on the ground floor including the main double bedroom with views to the grounds. The bedroom benefits from fitted wardrobes as well as an en suite shower room. The second bedroom also offers views to the rear and has further fitted storage and use of the family bathroom. The main bathroom comprises a bath with shower over, fitted vanity unit with basin, WC and bidet.

£595,000



FLOORPLAN



Total area: approx. 130.6 sq. metres (1405.4 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest
Plan produced using PlanUp.



This three bedroom detached cottage is full of original features and boasts ample parking and a secure large rear garden.

The Property continued . . .

The main kitchen/dining area is a good open plan entertaining space with double doors out to the front, views to the attractive rear garden and access through to the conservatory. The kitchen is well fitted with bespoke fitted wooden base and wall units and offers an array of fitted appliances including an electric hob and extractor hood, oven, microwave and dishwasher. The addition of a spacious conservatory enables a quiet sunny area to sit and enjoy some peace and quiet whilst admiring the garden views.

The Situation

The property has a wonderful location in the pretty village of East Boldre with open Forest directly opposite the front gate. There is also a thriving pub, village hall, post office, village store and garage all within easy walking distance along with a popular marina at nearby Bucklers Hard with the Beaulieu River Sailing Club offering opportunities for sailing enthusiasts. The attractive town of Lymington has a number of supermarkets and independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of 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 schools in the surrounding area, with South Baddesley (Primary) providing a mini bus service.





The property is offered with vacant possession.

Grounds & Gardens

The property is located very close to the open forest and is approached via a five bar gate to the large gravelled driveway providing ample parking for several cars. The front of the property has an area of raised lawn with a central pathway leading to the front door. A pedestrian gate leads from the driveway through to the rear garden which is mainly laid to lawn with a small pond and range of herbaceous borders and shrubs to the boundaries providing a good degree of privacy. There is a small orchard area at the bottom of the garden.

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 0.5 miles and the property is located behind a five bar gate on the left hand side just before the village stores.





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

Services

Energy Performance Rating: E Current 53 Potential 72

Council Tax Band: F

Oil fired central heating

Mains drainage, fresh water & electricity

Thatch was replaced in 2006 and ridge was replaced in 2019

New oil boiler installed in 2019

Points of interest

Beaulieu Primary School	2.1 miles
William Gilpin Primary School	4.3 miles
Waitrose Lymington	5.7 miles
Fleur De Lys	4.2 miles
Walhampton (Private School)	4.2 miles
South Baddesley Primary School	4.9 miles
Brockenhurst Train Station	5.6 miles
Brockenhurst Tertiary College	5.9 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:
74 High Street, Lymington, SO41 9AL
T: 01590 674 222 E: lymington@spencersnewforest.com

www.spencersnewforest.com