



Boldre Chase

Boldre Lane, Boldre, Lymington, SO41 8PA

SPENCERS
NEW FOREST





BOLDRE CHASE

BOLDRE • LYMINGTON • HAMPSHIRE

An exceptional house with beautifully proportioned rooms sitting centrally in manicured gardens and grounds that extend to approximately 3.5 acres. The property is bordered by open fields within the New Forest National Park that provide a sense of rural tranquility while lying only a mile and a half from Lymington High Street. There is a separate two bedroom annexe as well as ample parking and garaging.

Ground Floor

Drawing Room • Sitting Room • Kitchen/Breakfast Room • Dining Room
Study • Utility Room • Cloakroom
Entrance Hall with stairs to Cellar

First Floor

Master Bedroom with en-suite Bathroom and Dressing Room/Bedroom 4
Guest Suite with en-suite Shower • Two Further Double Bedrooms • Family Bathroom

Outside

Annexe comprising Living/Kitchen, Two Bedrooms and Shower Room
Double Garage • Workshop • Storage Shed • Summerhouse

£2,795,000





The Property

The house was built about 30 years ago specifically for the current owners and was designed to maximise the enjoyment of the surrounding gardens from its many large windows. The efficiency and comfort that the house provides is what one would expect of modern construction techniques and this is reflected in the excellent EPC rating. The proportions and room sizes belong to an earlier era and the sense of space provided by the high ceilings and light from the large windows in many dual aspect rooms are what set this glorious house apart.

The front door opens to an entrance porch beyond which lies a wide staircase hall with a tiled floor and underfloor heating which extends throughout the ground floor. To the right is a study with a fitted book case and a tall window overlooking the front garden. At this end of the house and with a glorious dual aspect is the drawing room which features an open fireplace with a beautiful carved marble surround and French windows opening through a wisteria clad exterior to a large paved terrace and gardens beyond. Also on the ground floor is a large yet cosy sitting room, again with French Windows to the garden as well as an open fire that is flanked by bookshelves.

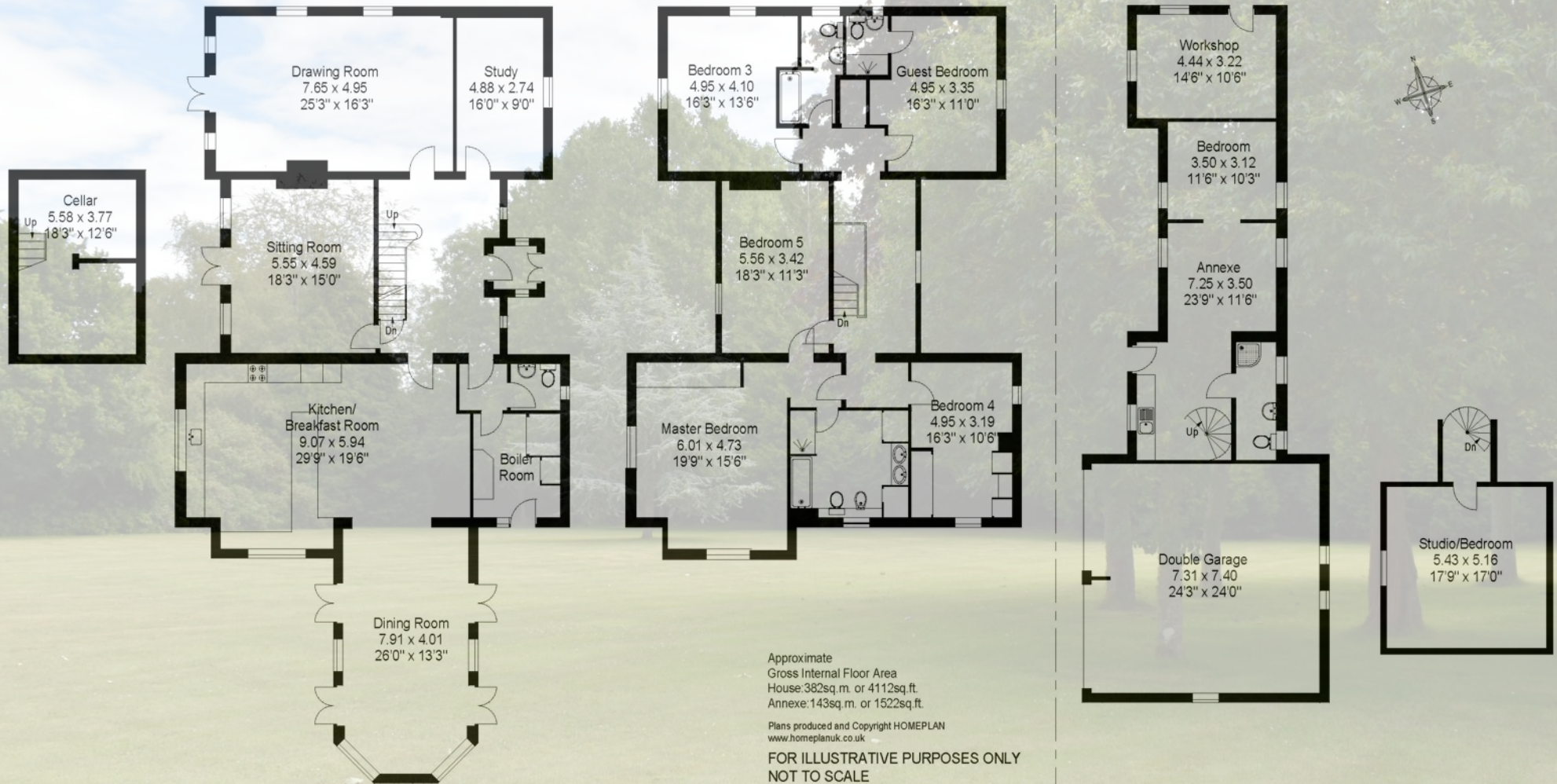
The kitchen, family room and dining room are beautifully arranged and form a glorious family living space that would be virtually impossible to improve upon. The pale wooden floor extends throughout the living space and there is a long and wide

breakfast bar that loosely divides the kitchen from the family room while preserving an open flow between the two areas. The kitchen area is spacious and enjoys dual aspect views across the gardens. The units are solid wood and incorporate contemporary integrated appliances. Beyond the family room is a vaulted and beamed dining room that has three exterior walls all of which contain full height windows with gothic arches that provide exceptional light and views over the gardens as well as access to the terrace via four sets of French windows.

Completing the accommodation on the ground floor is a cloakroom with wc, generous utility room with back door and stairs leading down to a cellar.

From the hall, an elegant wooden staircase with carved bannister rises to the first floor landing. Here the main bedroom has fitted wardrobes and a dual aspect, again enjoying delightful unspoilt views. There is an adjoining bathroom with a bath and shower as well as further cupboard space. Also adjoining the main bedroom, but also having its own door from the landing, is bedroom 5 which is a superb double room in its own right but could also be easily used as a dressing room or nursery. Across the landing is a further double bedroom with a dual aspect and fitted wardrobes. At the far end of the landing is the guest bedroom with fitted cupboards and an en suite shower room. The final double bedroom has a dual aspect, fitted wardrobes and is positioned next to the family bathroom.

FLOOR PLAN







Grounds & Gardens

The glorious gardens are a particular feature of the house and form the perfect space in which to entertain, eat and relax. The interaction between accommodation and the outside has been carefully considered in the construction of the house with all principal reception rooms having French windows onto an extensive stone terrace that runs along the rear of the house.

The property is approached through a five bar gate that leads to a wide tarmac drive with central lawn and parking area for numerous cars. A pedestrian gate approaches the front door with an arrow straight path leading through a lime tree and lavender avenue before climbing several steps to a front terrace that spans the facade of the house and provides an additional seating area facing the lawn that forms the principle feature of the south western part of the property. A large unfenced paddock lies to the north of the drive and contains a copse of specimen broad leaf trees. Directly adjacent to the house is a wide terrace containing beautifully planted ornamental pond beyond which lies the garage and annexe block. This building provides a wider than average double garage with individual up and over doors.

The Annexe. Forming the remainder of this building is an annexe which contains a living area with kitchen and a shower room. There is a double bedroom on the ground floor and a spiral staircase rises to a large second bedroom or studio above the garage. At the far end of this building is a workshop with access from the garden.

Immediately to the rear of the house is an extensive terrace with raised beds and mature planting sheltering it from the garden. Here is the perfect spot for relaxing in the sunshine or enjoying garden meals with friends and family. Separating the terrace from the garden is a long fish pond with a fountain and a stepping stone bridge leading to the lawns beyond. To the south of the house is a very attractive Mediterranean garden featuring low hedging, cypress trees and rose clad arbours. Also on the south side of the grounds is a petanque piste surrounded by silver birch trees and overlooked by an attractive summer house. The rest of the garden to the west is laid to lawn and provides an open park like space ideal for entertaining on the grand scale or enjoying an afternoon cricket match.



The formal gardens, grounds and paddock extend to approximately 3.5 acres.

The Situation

Boldre Lane is one of Lymington's prime addresses offering rural seclusion while remaining within easy reach of the facilities of Lymington; the open spaces of The New Forest and a mainline railway station at Brockenhurst offering direct services to London Waterloo in approximately 2 hours. The house sits centrally in a slightly elevated position and is surrounded by exquisitely manicured gardens that have been carefully planted and expertly tended over the years. Lymington High Street is only one and a half miles away and offers a wide range of independent and chain stores as well as cafes, pubs and restaurants. Lymington's reputation as a centre for sailing is well deserved with several yacht havens and marinas catering for all types of craft. There are two sailing clubs that offer competitive and casual racing for all. The house lies within the New Forest National Park and there are attractive walks from the house through leafy lanes that lead to the open spaces of the Forest itself over which there are many walks, rides and cycle trails.

Directions

From our office in Lymington proceed up the High Street and keep right on the one way system on to the Southampton Road (A337). Proceed straight across at the mini roundabout and at the following roundabout proceed in the direction of Brockenhurst. Almost immediately after the roundabout turn right into Boldre Lane. Proceed along Boldre Lane for approximately 250 metres and the entrance to the property can be found on the left hand side.



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

Services

Energy Efficiency Rating: C: Current: 69 Potential: 75

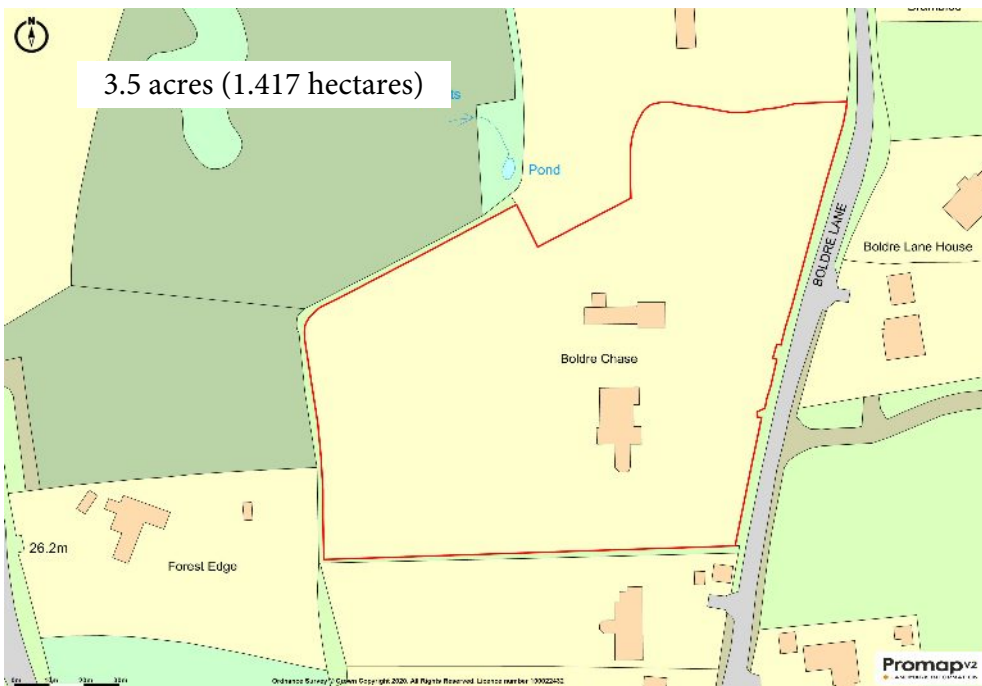
Council Tax Band: G

All mains services are connected.

Superfast Broadband up to 53 Mbps is available at the property (Source: Ofcom).

Points Of Interest

Lymington Hospital	0.5 miles
Walhampton (Private School)	0.9 miles
Waitrose Lymington	1.3 miles
Lymington Quay	1.3 miles
Priestlands Secondary School	1.6 miles
Lymington Recreation Centre	1.6 miles
Royal Lymington Yacht Club	1.7 miles
Brokenhurst Manor Golf Club	2.7 miles
Brockenhurst Train Station	3.0 miles
Brockenhurst Tertiary College	3.2 miles
The Pig	3.3 miles



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 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, Hampshire, SO41 9AL
T: 01590 674222 E: lymington@spencersnewforest.com

www.spencersnewforest.com