



Timberyard Cottage

Dock Lane, Beaulieu, Brockenhurst, SO42 7YH

SPENCERS
NEW FOREST





TIMBERYARD COTTAGE

DOCK LANE • BEAULIEU • HAMPSHIRE

A wonderful four bedroom character family house dating from 1930 and for sale for the first time in over 25 years. The property occupies an extremely secluded position surrounded by the New Forest countryside, within 2 minutes walk of the Beaulieu River and close to Beaulieu Village.

Ground Floor

Kitchen / Dining Room • Sitting Room • Study

Garden Room • Utility Room • Cloak Room

First Floor

Four Bedrooms, one with En Suite • Family Bathroom

Outside

Home Office • Double Garage • Storage (above garage) • Gardens laid to lawn and established beds

OIEO £1,750,000





The Property

A welcoming reception hallway with tiled floor and storage cupboard for boots and coats opens in to the main hallway with a cloakroom where the attractive turning staircase leads to the first floor. The sitting room is a light and spacious room with twin aspect, a feature open fireplace and a lovely welcoming feel. Double doors open in to the garden room with direct access to the patio. This is a charming light and sunny room with wonderful garden views. Off the garden room is the study which filters back through to the kitchen. The study offers a peaceful and extremely useful area to work with a rear view. The kitchen/dining room is again a spacious area with triple aspect, tiled floors, a breakfast bar, integrated full height fridge, oven microwave, Aga and dishwasher. The kitchen has a range of beautiful cabinets and work tops with ample space for a dining table and chairs. There is a spacious utility adjoining with rear side door and plumbing for washer and dryer and an integrated freezer.

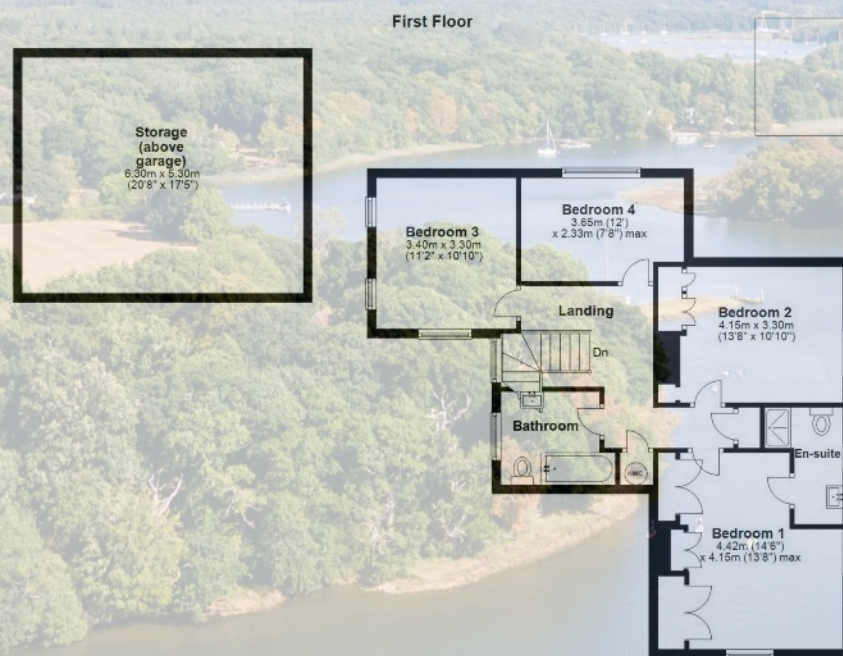
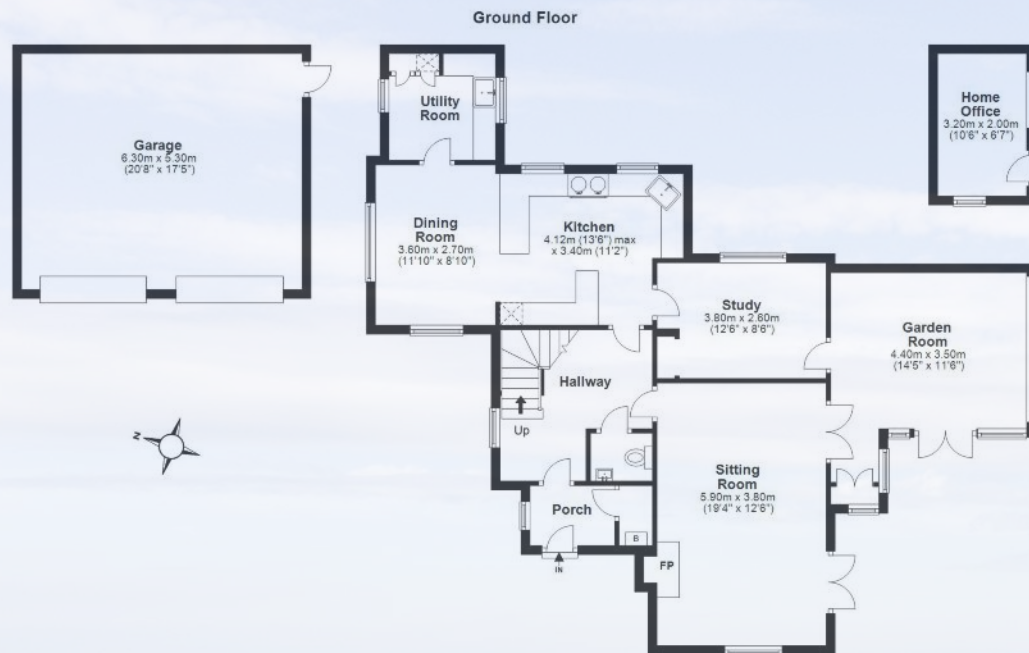
On the first floor is the main bedroom suite with windows to both

the south and west aspects, range of fitted wardrobes and a door to the large en suite shower room. Bedroom two also has a range of fitted wardrobes and a garden view. There are two further generous double bedrooms and a well-appointed family bathroom to this floor.





FLOOR PLAN



**Total Approx Gross Area:
241.5 sqm / 2599.5 sqft**





The house has well arranged, nicely proportioned rooms overlooking landscaped gardens. The land totals approximately $\frac{3}{4}$ of an acre and incorporates ample parking, a double garage, formal gardens, herb garden and home office.

Grounds & Gardens

The gravel drive opens off the lane through brick pillars and a five bar gate leading to a large turning and parking area adjacent to the house as well as a modern detached double garage. The gardens are a particular feature of the property and extend predominantly to the south west of the house. There is a stone terrace extending along the south side of the house which is accessible from the garden room ideal for alfresco dining. Beyond the terrace manicured lawns and beautifully planted beds slope gently away. The garden is primarily lawned with various mature trees, flower beds and planting. In addition there are two garden sheds for storage and a detached home office located

towards the back of the garden ideal for modern working.



The Situation

The house sits at the end of an attractive drive and enjoys a distinct sense of privacy yet also has lovely garden views from its slightly elevated position. Dock Lane is one of the area's most sought after addresses offering proximity to both the river and the attractive village of Beaulieu just to the south. A path directly across the lane leads to the river where the Beaulieu River Sailing Club has its slipway. The surrounding countryside forms part of the well known Beaulieu Estate as well as the New Forest National Park meaning new building is heavily restricted. As a result the surrounding area offers beautiful unspoilt countryside ideal for walking, cycling or riding, with sailing locally and at both Bucklers Hard and Lymington. Local transport links are excellent with the national motorway network just 14 miles to the north with fast trains from Southampton Airport Parkway to London Waterloo taking approximately 1h 20mins.



Directions

From our office in Lymington proceed down the High Street and turn left into Gosport Street. At the mini roundabout turn right into Bridge Road and proceed over the river following the B3054 across the forest towards Beaulieu village. At the junction at Hatchet Pond turn right. Continue down the hill and on approaching the village turn right into Palace Lane (B3054). Pass the Abbey on the left and Dock Lane can be found on the right hand side as the road starts to rise. After turning into Dock Lane, pass over the cattle grid and take the turning on the left after approximately 50 yards. Proceed along this lane and the entrance to Timberyard Cottage is directly ahead.



The nearby village of Beaulieu offers a range of shops, a garden centre and several cafes as well as an excellent restaurant at The Montagu Arms Hotel.

Services

Energy Performance Rating: E Current: 41 Potential: 65

Council Tax Band: G

Mains water, drainage and electricity connected. Oil fired central heating.

Recent modern treatment plant installed

Points Of Interest

Bucklers Hard	3.0 miles
National Motor Museum	1.4 miles
Beaulieu	0.9 miles
Waitrose Lymington	7.6 miles
Walhampton (Private School)	5.9 miles
Beaulieu Road Station	4.3 miles
Limewood Hotel & Spa	6.8 miles
Beaulieu Village Primary School	1.0 miles
Montagu Arms	0.5 miles
Brockenhurst Tertiary College	7.1 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:

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