



Green Eaves

Sandy Down, Boldre, Lymington, SO41 8PL

SPENCERS
NEW FOREST





A truly unique and substantial detached family residence set in a prime forest location in the much sought after location of Sandy Down

The Property

A covered entrance porch opens into a triple aspect sunroom, where two sets of sliding doors opening out onto the southerly facing terrace and an inner door opens into the central hallway.

The hallway features attractive Herringbone style wood flooring and provides access to all the principle ground floor rooms, as well as a stairwell ascending to the first floor.

The superb, triple aspect drawing room features an open brick fireplace with tiled hearth and wooden mantel, a picture window overlooking the feature pond and garden and sliding doors and windows overlooking and opening out onto the swimming pool terrace and gardens.

The adjoining dining room again features sliding doors and windows overlooking and opening out onto the terrace.

The stylish kitchen/breakfast room has been fitted with a contemporary range of wall and base units with matching island/breakfast bar, Corian worksurfaces and built-in appliances including a Miele split level oven and a Miele electric and gas hob. Within the units is a suitable recess for an American style fridge/freezer, with windows overlooking the terrace and garden.

The utility room is accessed from the kitchen and benefits from a worksurface with space and plumbing for an automatic washing machine underneath. From the utility room, a door opens into a useful storage/boot room.

£1,850,000



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4



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The Property Continued...

Set to the other end of the central hallway is a good size, double aspect guest suite incorporating comprehensive range of built-in wardrobes and two front aspect windows and a picture window overlooking the feature pond and garden. Linking to the guest suite is the fully tiled en-suite bathroom comprising a corner panelled bath, shower cubicle with Aqualisa shower unit, double wash hand basins and WC.

An additional cloakroom comprising a wash hand basin and WC, completes the ground floor layout.

To the first floor, a landing area with rear aspect window links to the main bedroom with large feature window overlooking the pond and gardens, walk-in wardrobe and fully tiled en-suite shower room with large shower cubicle with Grohe shower unit, wash hand basin, bidet and WC.

The two remaining bedrooms to this level both enjoy windows overlooking the gardens and fields beyond, with one also benefitting from built-in storage. These two bedrooms are served by a fully tiled shower room comprising a shower cubicle with Triton shower unit, wash hand basin and WC.

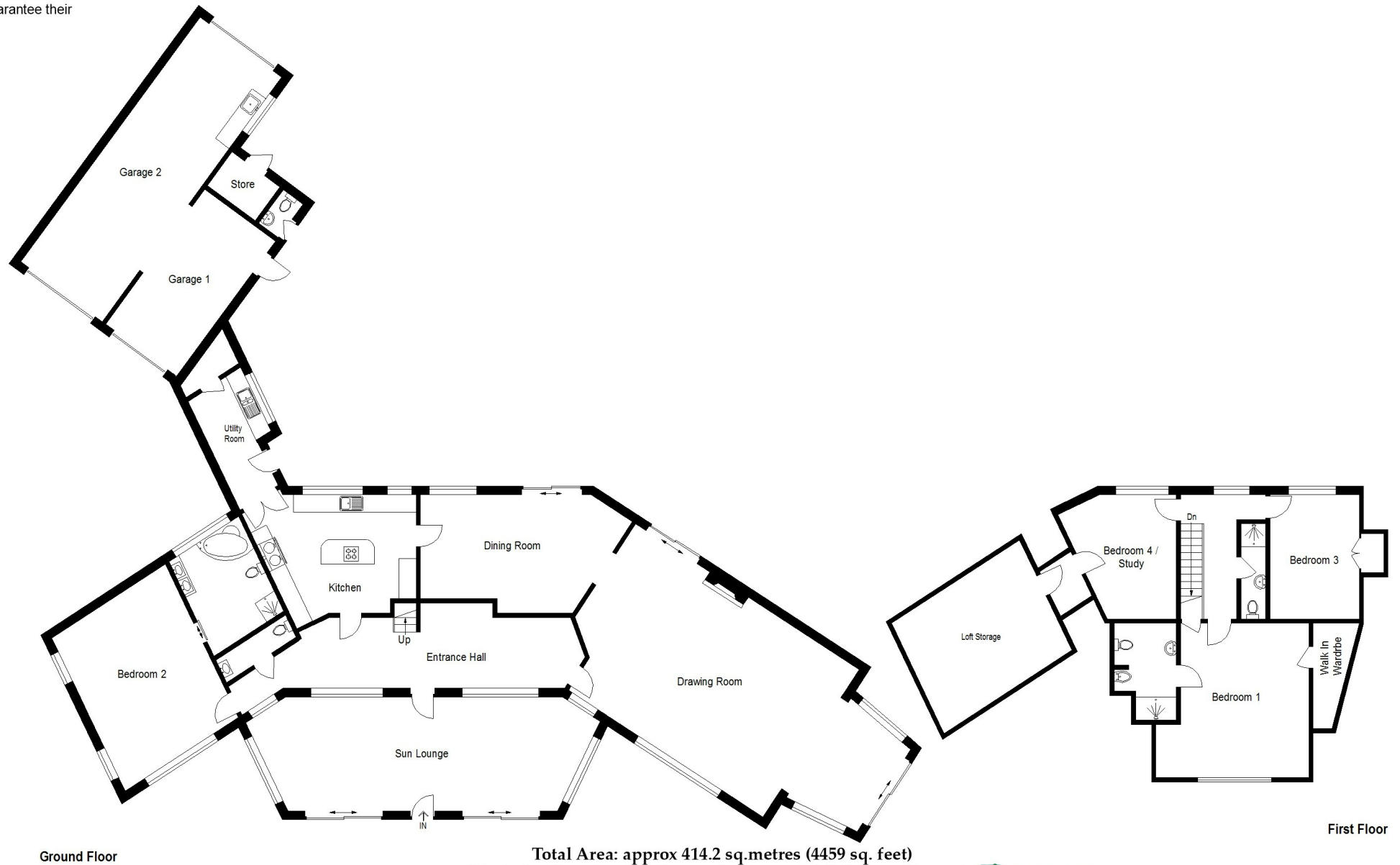
Set off one of the bedrooms is an airing cupboard with door opening into a large area of loft storage.



FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

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Total Area: approx 414.2 sq.metres (4459 sq. feet)
This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood





The property offers accommodation extending to almost 4,500sqft in a lovely plot of approximately 1.5 acres and enjoys wonderful views across Royden Woods

Grounds & Gardens

The property is approached via double wrought iron electric gates which open onto a sweeping driveway leading up to the parking area and garaging, comprising a tandem garage and adjoining single garage. Set at the back of the garage is a tool store and Gardeners WC.

To the front of the property is an area of paved terrace with ornamental pond to the side and feature waterfall.

A wrought iron gate leads through to the private swimming pool area, which is surrounded by paving, with steps up to the terrace immediately to the rear of the property. The remainder of the gardens and grounds are apportioned into different areas of interest defined by established planting and well stocked beds.

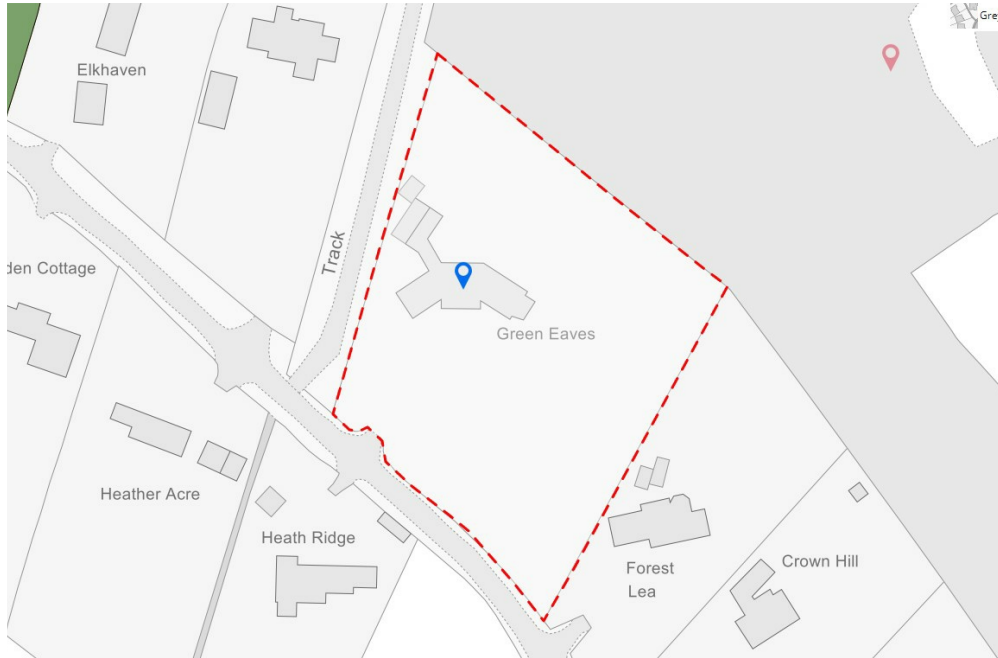
The grounds are predominantly laid to lawn, with an enclosed area suitable for compost and wood collection and a good sized covered store. The garden is enclosed by fencing, shrubs and trees enjoying most pleasant outlooks in all directions across the surround fields, which are protected by way of protected woodland. Set within the grounds is a potting shed, greenhouse, garden chalet, implement store and additional shed.

In total, the grounds and gardens extend to approximately 1.5 acres.









Directions

From our office in Brockenhurst, turn left and proceed to the end of Brookley Road. Turn right onto the A337, crossing over the railway line and proceed in a Southerly direction towards Lymington for just under 2 miles. Turn left into Sandy Down Lane and follow the road down. Continue to follow the road as it sweeps round to the right and the property can then be found shortly after on your left hand side.

Services

Tenure: Freehold

Services: Mains gas, electric and water - Private drainage

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 for 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.





The Situation

The property is situated in a wonderfully private location in the beautiful New Forest and lies approximately halfway between Brockenhurst and Lymington. Boldre is situated within both a conservation area and the New Forest National Park.

The delightful Georgian market town of Lymington, known for its excellent sailing facilities, Saturday market, and range of quality shops and restaurants, is approximately two miles to the south.

The neighbouring New Forest village of Brockenhurst benefits a selection of shops and restaurants, a highly regarded college, 18 hole Championship Golf Club and a mainline station with direct access to London Waterloo (approximately 90 minutes).

The Local Area

Lymington High Street 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.

Points Of Interest

Pilley Community Shop	2.1 miles
Brockenhurst	2.0 miles
Lymington High Street	3.6 miles
Brockenhurst Train Station	1.9 miles
Brockenhurst College	2.2 miles



For more information or to arrange a viewing please contact us:

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