



## 2 New Inn Cottages

*Southampton Road, Boldre, SO41 8PT*

SPENCERS  
NEW FOREST





*No Forward Chain - A fantastic semi-detached four bedroom cottage forming the larger part of just two properties set in a unique position between Lymington and Brockenhurst, with over 2 acres of land including paddocks, a large brick barn and further outbuildings. Enjoying "Commoners Rights" of pasture and cord (a stack of wood) from the New Forest. Refurbished throughout by the current owner to a high specification, the house is the ideal mix of modern and country living.*

## The Property

A front entrance leads to an area for coat storage and then into the open plan living room with feature wood burning stove, exposed beam and staircase to the bedrooms. The living room opens into the kitchen/breakfast room which is fitted with a range of modern units with white stone work surfaces with space for a range style cooker. The kitchen/breakfast room in turn opens into a double aspect utility room with complimenting units. A superb, fully glazed garden/dining room with pitched lantern room and a door opening onto the rear terrace is accessed from the kitchen.

Further rooms to this level include a ground floor bedroom with kitchenette area, en-suite shower room and with doors opening onto a south facing courtyard, ideally laid out for annex potential. The entire ground floor area benefits from Karndean flooring with the exception of a tiled floor in the garden/dining room.

The first floor comprises a south facing principal bedroom with modern en-suite bathroom and Juliet balcony providing uninterrupted views to the west. There are two further double bedrooms to this level, one of which has an en-suite bathroom and elevated views to the south and a family bathroom. From the first floor landing, a cleverly implemented paddle staircase leads up to a good size loft room having Velux window and arched window offering far reaching views, with plumbing for W/C set within the storage cupboard.

N.B. We are informed that the cottage also benefits from forest rights for commoners of pasture and cord.

**£999,950**



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## Ground Floor

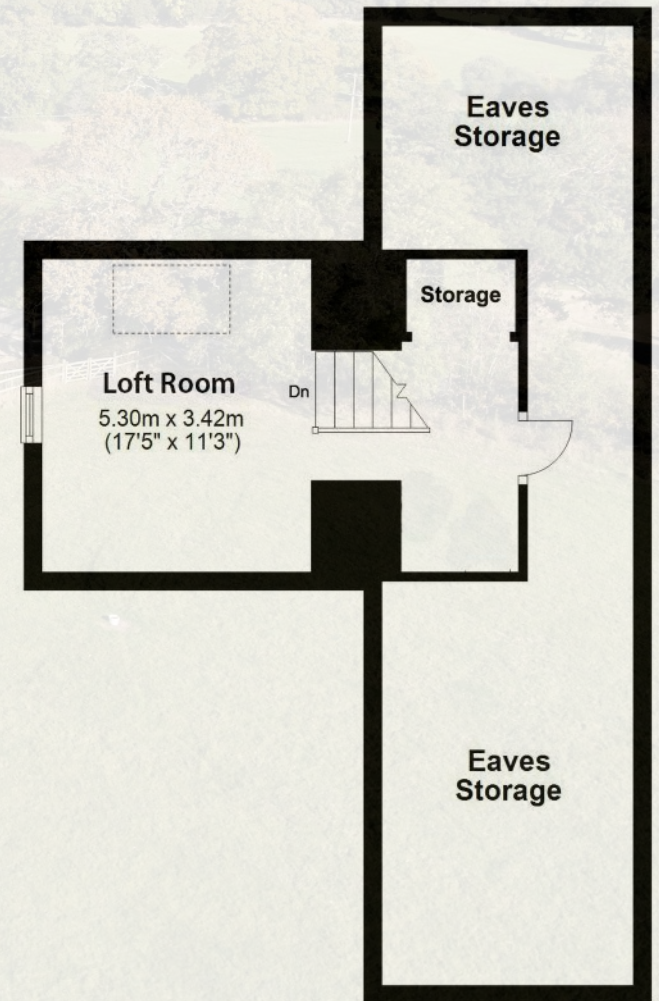
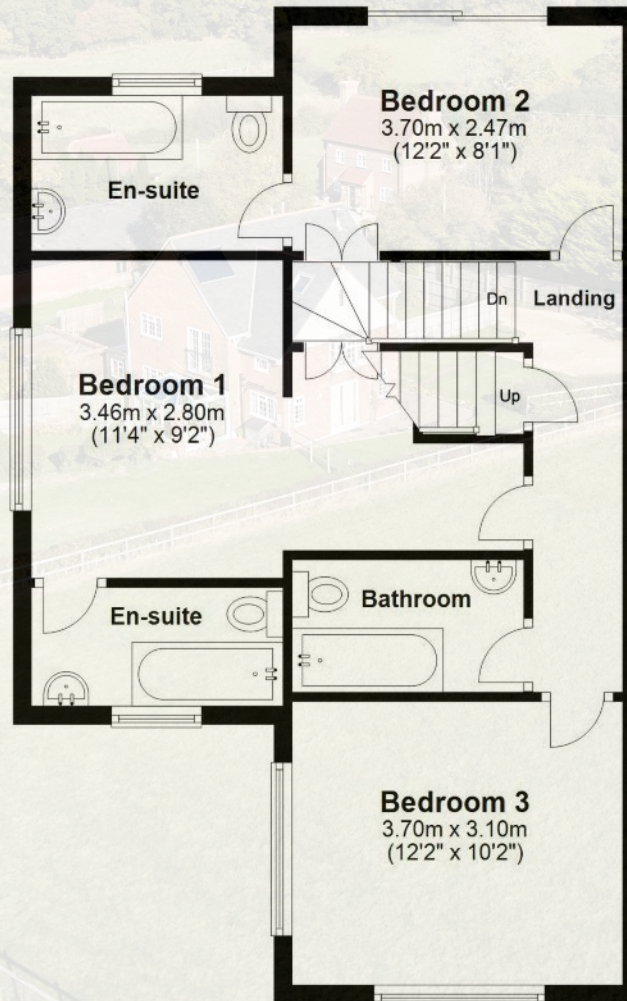
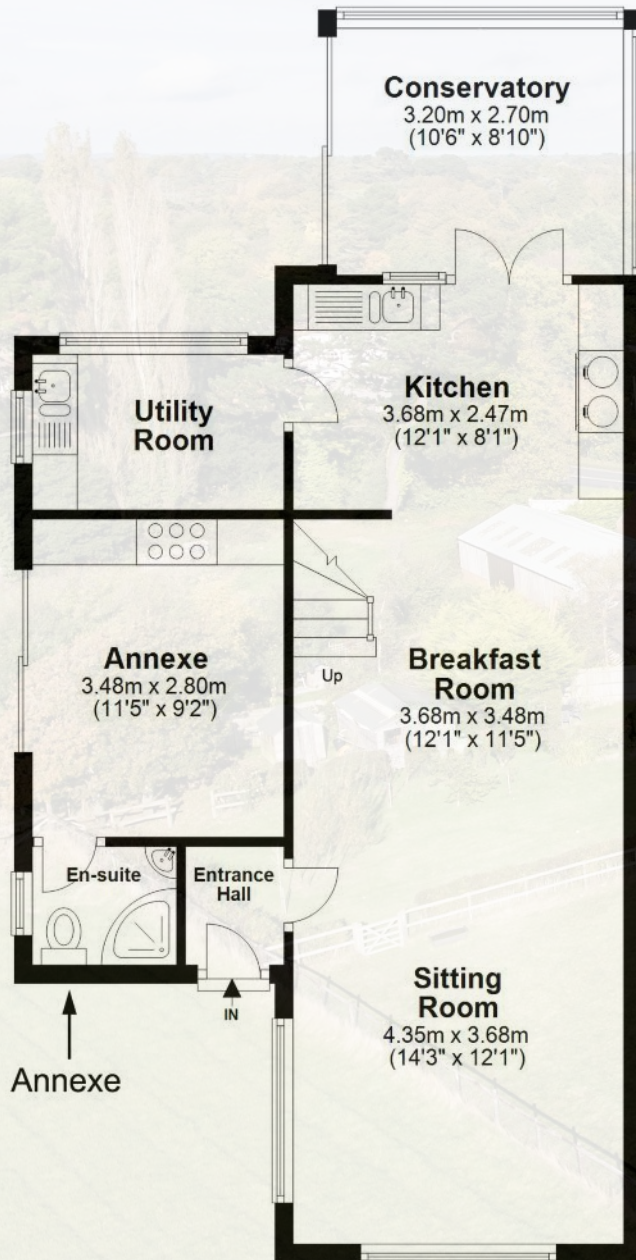
## Approx Gross Internal Area

158.9 sqm / 1710.0 sqft

## Floor Plan

## First Floor

## Second Floor

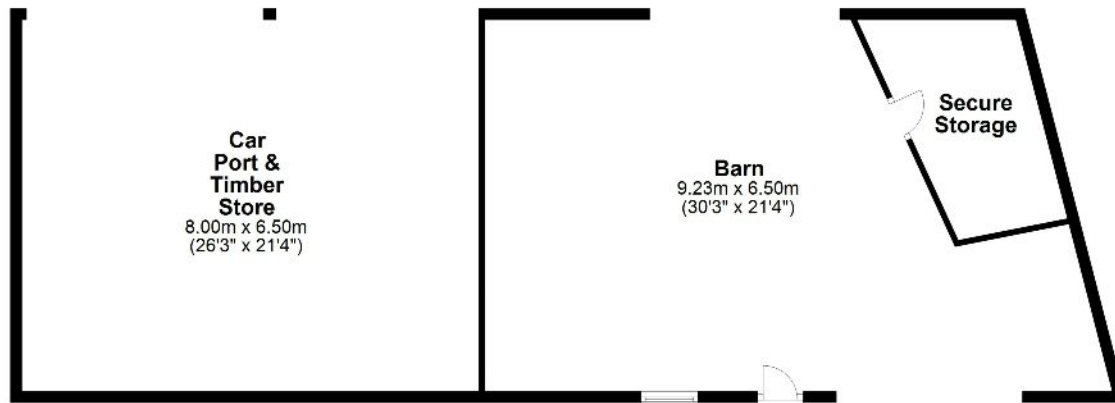






### Floor Area

Approx. 118.6 sq. metres (1276.3 sq. feet)



### Outbuildings Floor Plan

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



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*The cottage benefits from gardens and grounds in the region of 2.3 acres and enjoys stunning countryside views to the south and west.*

### Grounds & Gardens

The property is approached via a long sweeping gravelled driveway leading through the large barn and to a parking area for several vehicles.

The garden wraps around the southern elevation of the property to the rear garden which is mainly laid to lawn with a separate vegetable plot, summer house and timber shed. There are attractive terraced seating areas and an alfresco dining and bar-b-cue area next to the covered hot tub location. (The hot tub may be available under separate negotiation).

Adjoining the gardens is a large, level area of paddock ground which benefits from separate vehicular access and provides options for equestrian usage and a further with electric points and water, currently used as a camping field with 5 pitches, again with separate access, and deriving a healthy income.

The gardens and grounds are defined by a combination of hedge borders and post and rail fencing and extend in total to in the region of 2.31 acres.

In addition to the property, there is a large 60' brick barn with a new roof fitted in 2021, and having a separate area of garden.

### Services

Tenure: Freehold

Services: Mains water and electricity. Solar panel hot water heating. Private drainage for the main house with separate silage tank for the camping field. CAT 6 Cabling throughout the house and excellent mobile broadband with a mast within sight of the house



## Directions

From our office in Brockenhurst turn left and proceed to the end of Brookley Road before turning right. Proceed over the level crossing and continue along the Lymington Road for approximately two miles. As the road changes into Southampton Road the driveway to the property can be found on the right hand side opposite Rosie Lea House.

## The Situation

The property is situated in an elevated position between Brockenhurst and Lymington, within easy access of the open forest. The village of Brockenhurst lies approximately two miles to the north and benefits from a mainline station with direct access to London Waterloo and an extensive range of local shops, restaurants, a primary school, a popular tertiary college and the renowned Brockenhurst Golf Club.

The Georgian market town of Lymington is approximately two miles south with its extensive yachting facilities, Saturday market and a ferry service to Yarmouth, Isle of Wight.

## Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

## 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 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.



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

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