



Box Cottage

Main Road, East Boldre, Brockenhurst, SO42 7wt

SPENCERS
NEW FOREST





BOX COTTAGE

EAST BOLDRE • BROCKENHURST

A wonderful opportunity to acquire a beautiful detached three bedroom cottage built by the present owners approx 20 years ago with commanding views over the open forest.

Ground Floor

Kitchen / Dining Room • Sitting Room • Conservatory • Study

Pantry • Utility • Shower Room

First Floor

Principal Bedroom with Dressing Room & En Suite • Two Further Bedrooms • Family Bathroom

Annexe

Living Room • Bedroom • Shower Room

Outbuildings

Garage & Workshop • Timber Store • Store Room

£1,695,000





The Property

Box Cottage has been thoughtfully designed and built to exacting standards by the present owners. The property offers warm country style living with comfortable family accommodation and glorious uninterrupted views over the New Forest. The house is approached via a gravel driveway through an electric operated five bar gate. There is a second five bar gate leading to an additional gravel parking area, garaging, annexe and wild meadow paddock. The storm porch leads to the front entrance. On entering the property there is a useful area for coat storage and leads through to an impressive farmhouse kitchen/dining room with reclaimed brick floor, ample space for dining and an impressive vaulted ceiling. The kitchen enjoys a triple aspect with stunning far reaching views over the open forest. The owners have cleverly created a period feel to the property with reclaimed pieces of furniture and fittings. The bespoke kitchen units are hand made wood and there is a beautiful oil fired Aga and separate walk in larder. A rear hallway provides access to a spacious dual aspect living room with

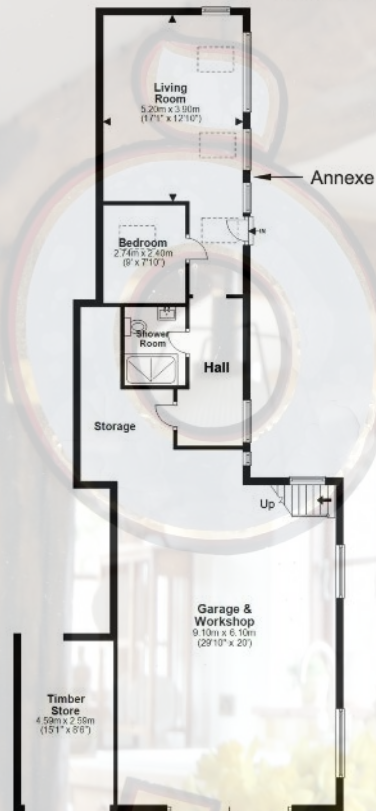
inglenook fireplace and wood burning stove with French windows opening onto the garden room. The garden room offers a useful additional reception room and is currently used as a both a music room and an office and boasts a peaceful seating area with views over the forest. A cloakroom completes the ground floor accommodation. From the staircase there is a window overlooking the forest and a landing that leads to the three double bedrooms. The dual aspect main bedroom has a walk in dressing room and an en-suite shower room. There are two double guest bedrooms, with use of the family bathroom and magnificent forest and rear garden views. The property benefits from underfloor heating throughout the ground and first floor and is controlled with individual thermostats.





FLOOR PLAN

Ground Floor

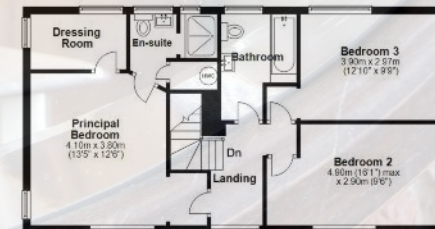
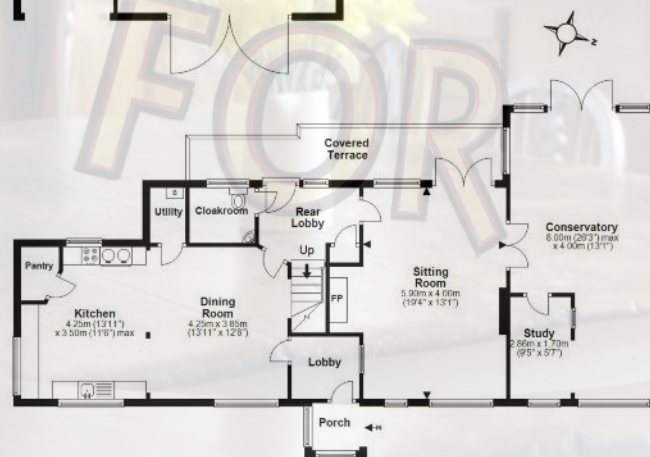
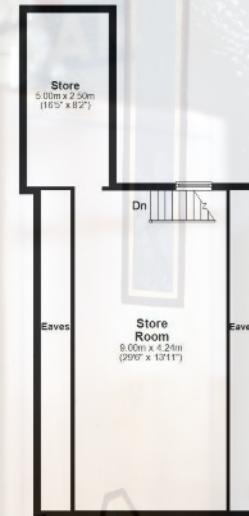


Approximate Gross Internal Areas

House: 175.2 sqm / 1885.8 sqft
 Annexe: 40.9 sqm / 440.3 sqft
 Outbuildings: 148.5 sqm / 1598.4 sqft

**Total Approximate Gross Area:
 364.6 sqm / 3924.5 sqft**

First Floor









“

The property offers an array of outbuildings including a garage with storage above and a separate one bedroom self contained annexe, sheds, summer house and a shepherds hut nestled in a wild flower paddock.

Grounds & Gardens

The garden is a haven for wildlife with a wildflower paddock, ancient Yew tree, gate opening onto the open forest and farmers fields to the rear. The grounds have been extended to incorporate a paddock where the current owners enjoy a quiet read in their shepherds hut whilst watching the sun set over the New Forest. There are a number of outbuildings including the large garage with stairs to a first floor storage area. The self contained one bedroom annexe is a wonderful area for guests to stay, with a large open plan kitchen/living room, separate bedroom and shower room.

There is a further summerhouse and sheds providing additional storage. The property also benefits from a 7KW electric car charging point.



The Situation

The house occupies a glorious position and enjoys expansive open westerly views across the New Forest. Set well back from the road the house is perfectly situated to enjoy open walks and cycle rides across the adjacent Forest while also being only four miles from the market town of Lymington. There is a nearby well regarded Pub at East End approximately a mile away. There are excellent marinas, sailing clubs and facilities at both Lymington and Bucklers Hard while Brockenhurst station (7 miles) provides direct rail services to London Waterloo in approximately 2 hours.

Directions

From Lymington take the B3054 towards Beaulieu and after crossing Lymington River bear right towards South Baddesley and East End. Stay on this road for 3 miles and pass the East End Arms on your right hand side. Approximately half a mile after the East End Arms the road curves sharply to the left. Continue past this bend for approximately a further mile and the house will be found on the right hand side.

Services

Energy Performance Rating: D Current: 67 Potential: 79

Council Tax Band: G

Private drainage, oil fired central heating, mains water and electricity

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