



Windmill

Sandy Down, Boldre, SO41 8PN

SPENCERS
NEW FOREST





WINDMILL

SANDY DOWN • BOLDRE • NEW FOREST

A unique opportunity to acquire a six-bedroom lifestyle property set in this secluded private plot, offering in excess of 6,700 sqft of accommodation plus outbuildings, and set within a superb plot in arguably one of the most desirable locations within the New Forest, between Brockenhurst and Lymington.

Available to the market for the first time in over 35 years, Windmill offers versatile accommodation and now provides an exciting opportunity for any buyer to adapt the property to suit their personal requirements or create an annexe.

Main Residence

- Entrance Hall • 32 ft triple aspect drawing room • Dining Room • Sitting Room/Garden Room • Kitchen
- Utility Room • W/C • Pantry • Boiler Room • 23ft principal bedroom suite
- Five further double bedrooms • Bathroom • Shower Room
- Office with independent access to grounds • Double Garage

Equestrian Facilities

- Seven Stables • Two Tack Rooms
- Two Store Rooms • Paddocks

Grounds & Gardens

- Tree House • Wood log cabin • Tennis Court
- 4.3 acres of lovely grounds and paddock land

£3,195,000



6



6



4



Principal Residence

A sweeping drive leads you up to the elegant entrance which leads in turn into a welcoming hallway with staircase leading to the first floor. An impressive triple aspect drawing room features an open fireplace and benefits from views across the side and rear gardens. To the other side of the hall, a separate cosy sitting room, again with open fireplace, opens into a light filled garden room which overlooks the attractive front gardens.

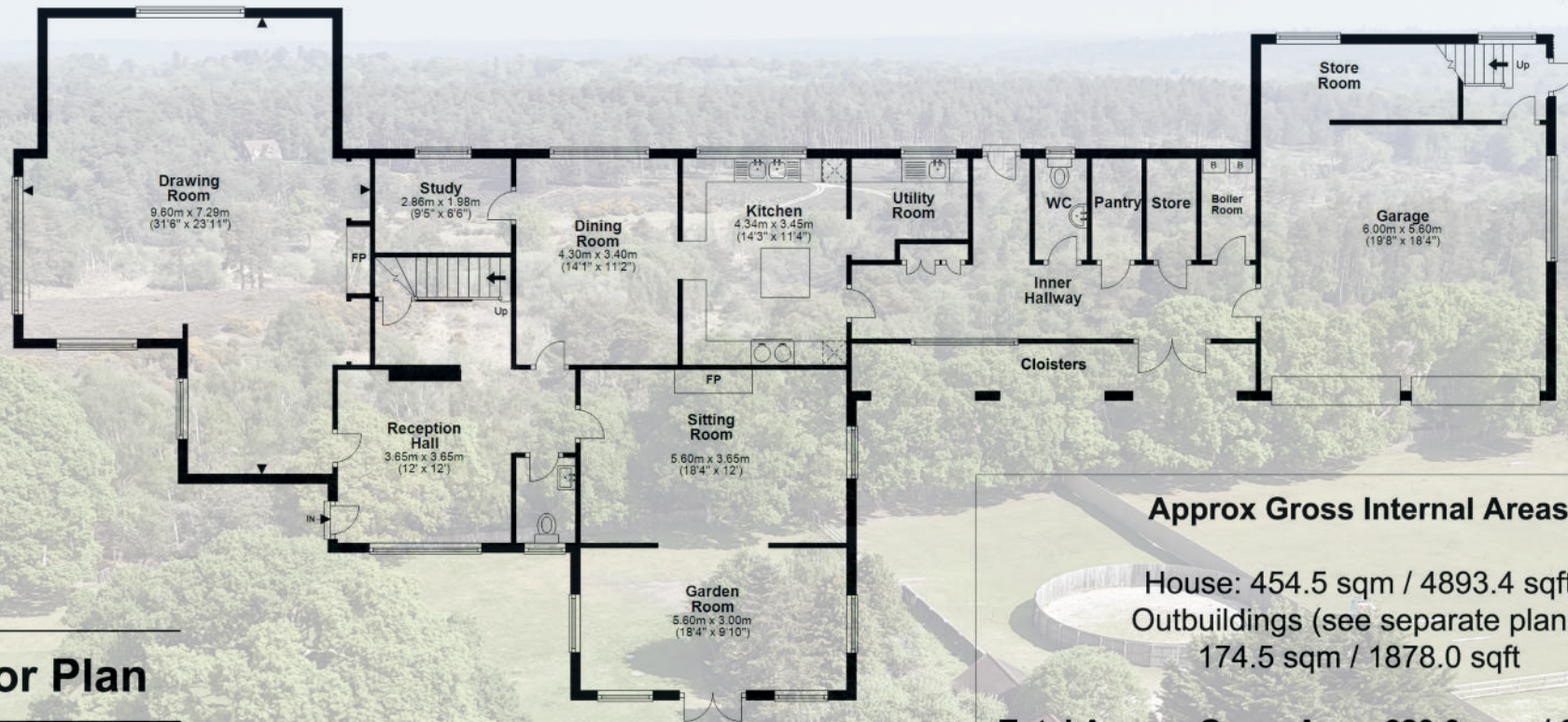
The formal dining/family room is set at the rear of the property and links to both the study and through into the kitchen which is fitted with an extensive range of units and a gas Aga. A utility room is set off the kitchen and a long inner hallway then leads to a range of useful utility rooms include a WC, further pantry, store and boiler room with doors leading out to the rear garden, front drive and into the double integral garage which could be made into further living accommodation if required (STP).

The first floor accommodation offers a large landing linking all six bedrooms, family bathroom, shower room and office suite. The impressive principal bedroom suite is set across the full depth of the property with open views across the front, side and rear gardens and across the paddocks to the rear and Roydon Woods beyond. This suite includes an ensuite bathroom and two walk in wardrobes with scope to make a further ensuite or larger dressing room if required. A second guest bedroom also benefits from an ensuite bathroom creating an ideal guest suite.

The office can also be accessed via external stairs leading up from outside which could be used to create separate annexed accommodation or make a superb studio alternatively.



Ground Floor



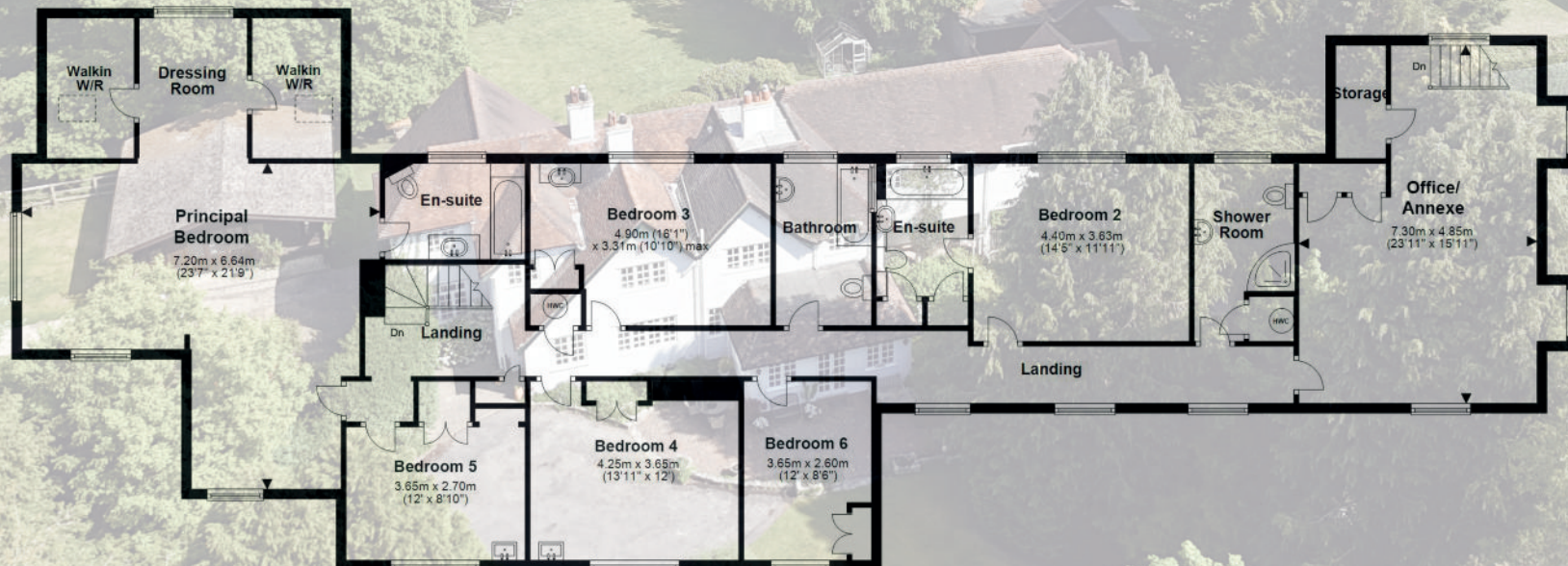
Approx Gross Internal Areas

House: 454.5 sqm / 4893.4 sqft
 Outbuildings (see separate plan):
 174.5 sqm / 1878.0 sqft

Total Approx Gross Area: 629.0 sqm / 6771.4 sqft

Floor Plan

First Floor





Grounds & Gardens

Windmill is set within 4.3 acres of established mature gardens with a range of mature ornamental trees and shrubs creating a private plot set back from the lane.

There are currently two parking areas, one immediately to the front of the property and the other in front of the garaging which provides for ample parking.

A five bar gate leads to an inner courtyard and access to the stable block, office, gardens, large chicken run and onto the paddocks.

An enclosed rear mature garden immediately abuts the property and makes for a perfect area for entertaining with superb aspects across the land and woods beyond.

A well built treehouse, constructed on raised wooden pillars, is set just to the rear of the garden and benefits from electricity and makes for a small oasis for children to play in and under.

A charming walled kitchen garden provides an enclosed area which includes a greenhouse and an adjoining large chicken run.

To the left of the property a superb log cabin makes for a superb gym with showering facilities and its own garden which could be a useful annexe or a holiday let.

An upgraded and enclosed tennis court is set to the right hand side of the property having been resurfaced circa 5 years ago and is presented in good order.



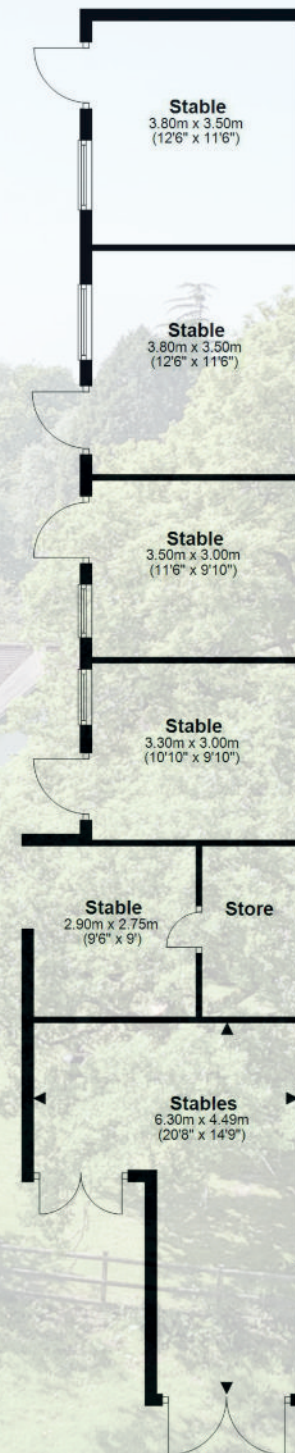
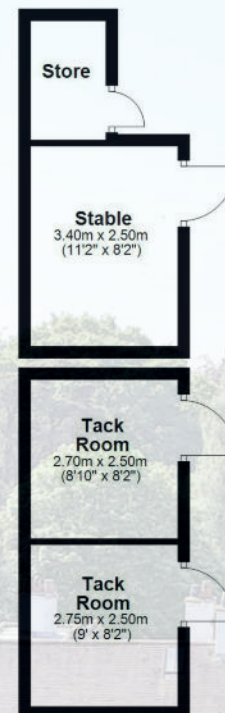
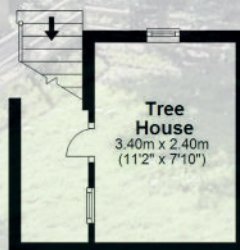
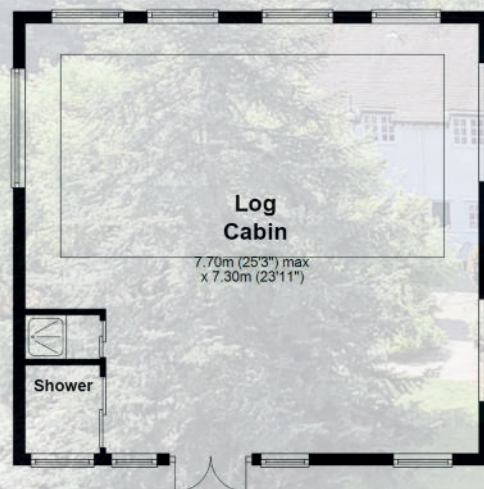
Floor Plan

Windmill Outbuildings

Total Approximate Gross Internal Area

174.5 sqm / 1878.0 sqft

(Outbuildings not necessarily in
correct/position/orientation)





Equestrian Facilities

The property offers excellent turnkey equestrian facilities including a working stable yard with seven well-built stables, two tack rooms and stores to enable horses to be kept within close proximity of the main house.

From here there is access to the paddocks immediately abutting the rear garden. In total the grounds offer interlinking paddocks with direct access from the stables.

Sandy Down provides easy access for riding out to Roydon Woods or the open forest at Setley.

Agents Note

The property is available with the benefit of no onward chain and also offers scope for stamp duty savings with the benefit of a grazing agreement and advice should be sought by a tax advisor to establish the available reduction.

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 passing four houses. The property can then be found on your left hand side.

Additional Information

Tenure: Freehold

Council Tax Band: H

Energy Performance Rating: D Current: 66 Potential: 73

Mains electricity and water - Gas fired central heating - Private drainage

Property construction: Standard construction

Superfast broadband with speeds of up to 80 Mbps is available at the property (Ofcom)





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).

Points Of Interest

Setley Ridge Farm Shop	0.9 miles
Pilley Community Shop	1.7 miles
Brockenhurst Train Station	2.1 miles
Brockenhurst	2.2 miles
Brockenhurst College	2.3 miles
The Pig	3.0 miles
Lymington High Street	3.7 miles
Lymington Yacht Marina	4.2 miles

Important Notice

Spencers Property 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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