



Nursery Cottage

Southampton Road, Boldre, Lymington, SO41 8ND

SPENCERS
COASTAL





A beautiful detached bungalow located in a private rural setting presented in excellent order with four bedrooms, a spacious kitchen/breakfast/family room and a private west facing garden.

The Property

The covered entrance porch with stable door opens in to the welcoming hall with ceramic tiled wood effect flooring and attractive tongue and groove panelling. There is an airing cupboard and loft access. A pair of glass panelled doors then lead into the fabulous kitchen/breakfast/family room which faces south and west and has the ceramic tiled wood effect flooring running throughout. The kitchen/breakfast room is fitted with an extensive range of modern units and work tops, sink with mixer and boiling water taps, space for a range style cooker with fitted extractor above, integrated dishwasher, space for an American style fridge/freezer and a breakfast bar. The sitting area enjoys a log burner and bi-fold doors give access to the decked terrace with remarkable garden views.

£765,000

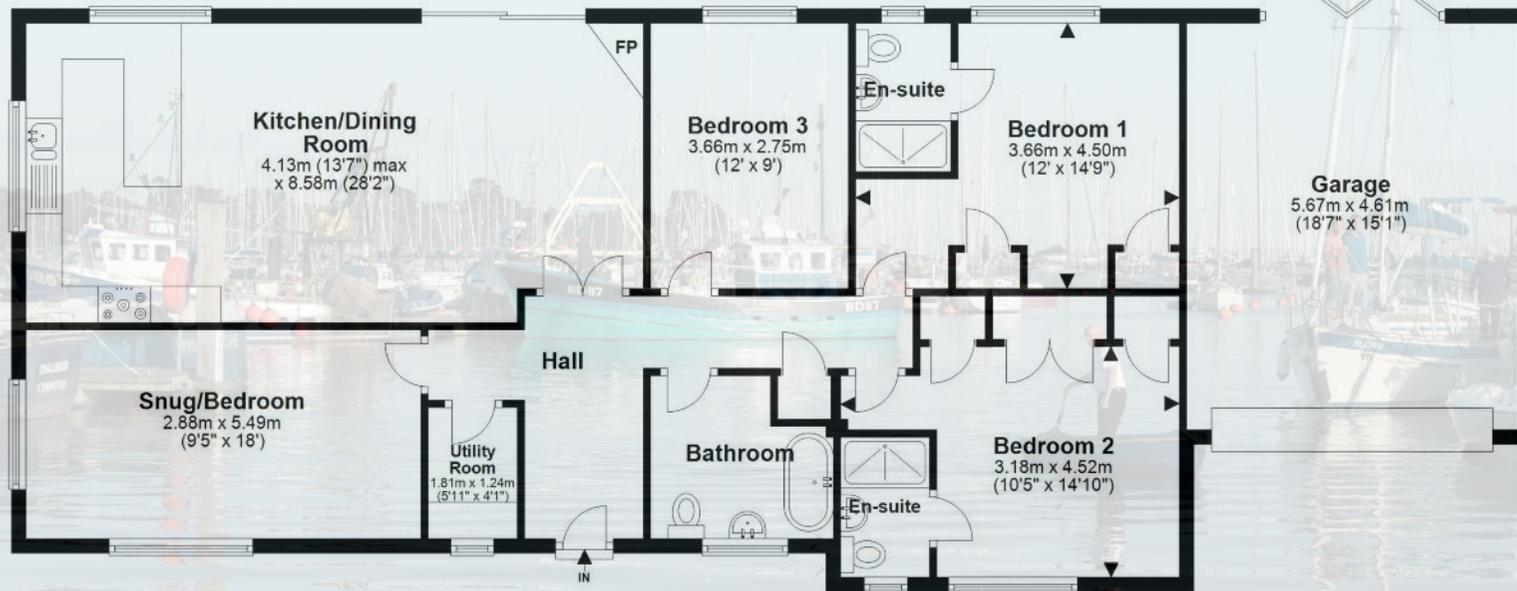


FLOOR PLAN

Approx Gross Internal Areas

House: 111.9 sqm / 1204.2 sqft
Garage: 26.7 sqm / 287.8 sqft
Outbuildings: 19.4 sqm / 209.0 sqft

**Total Approx Gross Area:
158.0 sqm / 1701.0 sqft**



Garden Workshop
2.96m x 2.93m
(9'9" x 9'7")

Garden Store
1.98m x 2.30m
(6'6" x 7'6")

Summer House
2.85m x 2.25m
(9'4" x 7'5")



The property has ample off-road parking and an integral garage, and is just a short drive from the sailing town of Lymington and the village of Brockenhurst which enjoys the open forest and the mainline rail station to London Waterloo.

The Property continued . . .

From the hall there is a bathroom which is fitted with a modern suite comprising a double ended freestanding bath with shower over, WC and wash basin in a vanity unit. The utility room is also off here which has space/plumbing for a washing machine. There are four bedrooms; the main bedroom has a range of built-in wardrobes and an en suite wet room comprising a shower, WC and wash basin. Bedroom two also has built-in wardrobes and an en suite shower room, and bedroom three is also a double room. Bedroom four is currently used as a TV room/study and overlooks the front garden.

Directions

From our office in the High Street proceed up into St Thomas Street joining the one way system in the right hand lane and following the road round the bend, passing Waitrose and through both sets of traffic lights. Proceed across all three roundabouts and continue along Southampton Road (A337) for approximately one mile until opposite Strawberry Fields, then turn right into Boldre Nurseries where the property will be found round the corner to the left.



Grounds & Gardens

The property is accessed via a large gravel parking area which offers parking for at least 6 cars. There is a large garage with an electric door, power and light and also provides access from the garden. The front garden is bordered by pretty post and rail fencing and has lawned areas with a variety of flowers and plants and a brick paved path leading to the front door. There is access on both sides to the rear garden which faces west and is close board fenced on all sides. Leading off from the sitting room is an attractive decked terrace beneath a pergola with the remainder of the garden being laid to lawn and enjoying a backdrop of mature trees. There is also a vegetable patch to one side, two useful timber garden sheds and a summer house.



Situation

The bungalow occupies a very private position and overlooking its own beautiful gardens and grounds. Situated in the highly regarded area of Boldre, a delightful and rural enclave of individual properties situated within a short drive of both Lymington and Brockenhurst. The coastal town of Lymington has a range of boutique shops, gastro pubs and supermarkets, two private marinas and the Royal Lymington Yacht Club. There is a range of private and state schooling in the area. The New Forest National Park offers outstanding natural beauty and extensive walking and horse riding opportunities.

Lymington 0.5 mile. Brockenhurst 3.5 miles (London Waterloo from 93 minutes). Beaulieu 6 miles. Southampton Airport 23 miles (London Waterloo from 69 minutes). (Times and distances approximate).



Services

Tenure: Freehold

Property Construction: Brick faced elevations under a tile roof

Parking: Private Driveway and garage

Mains gas, electric, water

Private drainage via a septic tank. The septic tank is within the boundary of the property and is shared with another property. The septic tank is accessed via the side gate.

There are also solar PV panels installed, a monthly payment is received from the solar panels

Heating: Gas central heating

Council Tax Band: F

Energy Performance Rating: B Current: 84 Potential: 88

Mobile Signal: Current occupiers boost signal through EE as work from home

Tree Preservation Order: Yes

Planning Permission: Yes, property owner received a letter in Feb 24 for a change of use to some land the other side of Southampton Road (to the left not directly behind).

Broadband: Cable broadband, superfast broadband available with speeds of up to 67 Mbps is available at the property (Ofcom)

Conservation Area: Yes

Flood Risk: No risk

Important Information

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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