



Woodend

*Thorns Beach, Beaulieu, Brockenhurst, SO42 7XN*

SPENCERS  
NEW FOREST

**VIEW FROM LANE LEADING TO THE PROPERTY**





*An extraordinary opportunity to acquire a rural hideaway well off the beaten track with a nearby beach and the wide open spaces of The New Forest.*

## The Property

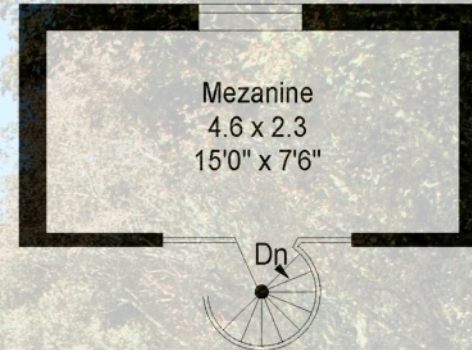
This charming timber framed bungalow is the ideal holiday retreat or rental investment. To take full advantage of its glorious position there is the possibility to further extend the accommodation by up to 30% or to extend on a single story by up to 4m (subject to the necessary consents). The property is accessed through a five bar gate leading to a gravel drive which leads to a turning and parking area adjacent to the house.

The front door leads to an open plan kitchen and living area with a tiled floor and Aga and the accommodation is well presented throughout. Beyond the kitchen is a hallway leading to two double bedrooms, a family bathroom and a utility/shower room. At the opposite end of the living room is a third bedroom/study next to which is a curving staircase leading to a mezzanine floor.

**Guide Price £695,000**



FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 87sq.m. or 937sq.ft.

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**FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE**



*This charming timber bungalow offers significant potential to extend and enhance (subject to the necessary consents) and provides a superb retreat that is only 6 miles from Lymington and it's excellent sailing facilities.*

### Directions

From our offices, proceed down the High Street turning left at the bottom of the hill into Gosport Street. Turn right at the mini roundabout and proceed over the level crossing and after crossing the river turn right at the bend into Undershore Road. Continue along, passing Elmers Court hotel across the cattle grid and take the first right, following the road round to Sowley Pond. After approximately a quarter of a mile, Thorns Farm will be seen on the right hand side. Proceed through the farm buildings for around a mile down the gravel track, bear left at the end and continue for a further quarter of a mile where the property will be seen on the left hand side.





*Southerly aspect grounds of approximately quarter of an acre with a peaceful atmosphere.*

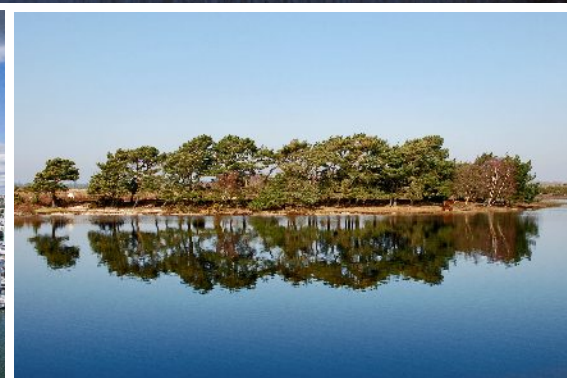
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## Grounds & Gardens

The bungalow overlooks its gardens which extend to approximately a quarter of an acre and contain areas of level lawn and some mature trees along with hedges at the boundary. There is ample parking for several cars adjacent to the bungalow and the gardens have a southerly aspect as well as a peaceful atmosphere well suited to this charming location.

## The Situation

The property sits on a generous plot in one of the area's most sought after addresses where spacious waterside homes are spread along the shoreline. The setting is particularly unspoilt and peaceful as the access road attracts very little traffic while the open spaces of The Forest, as well as a beach and paddle board launching point are also nearby. All manner of outdoor activities are close at hand with walking, riding and cycling across miles of unspoilt tracks in the Forest or sailing at either Lymington or Bucklers Hard. There is a popular local pub at East End and direct rail services to London Waterloo depart regularly from Brockenhurst and take approximately 2 hours.



*Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.*

## Services

Energy Efficiency Rating: Current: 47 Potential: 96

Council Tax Band: D

Mains water, electricity and drainage, oil fired Aga and heating.

## Points of interest

East End Arms	2.0 miles
Bucklers Hard Marina	2.5 miles
South Baddesley CofE Primary School	2.7 miles
Walhampton (Private School)	3.9 miles
Royal Lymington Yacht Club	3.9 miles
Lymington Hospital	4.5 miles
Waitrose Lymington	4.7 miles
Lymington Recreation Centre	5.0 miles
The Pig Restaurant	6.3 miles
Brockenhurst Train Station	6.7 miles
Brockenhurst Golf Club	6.9 miles

## 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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