



Manor Bank Cottage

Main Road, East Boldre, Brockenhurst, SO42 7WT

SPENCERS
NEW FOREST





MANOR BANK COTTAGE

MAIN ROAD • EAST BOLDRE

A stunning detached character cottage dating back to the 17th Century set within a four acre plot with direct forest access in the highly sought after New Forest hamlet of East Boldre with far reaching views over the Sowley Estate. The property has been completely refurbished by the current owners and boasts landscaped gardens, a heated swimming pool, barn, stable block, manège, separate one bedroom annexe and extensive garaging.

Ground Floor

Drawing Room • Kitchen/ Breakfast Room • Dining area/snug • Study

Utility / Boot Room • Cloakroom • Bedroom Five with En Suite

First Floor

Main Bedroom with Walk-in Dressing Room and En Suite • Guest Bedroom with En Suite

Two Further Bedrooms • Family Shower Room

Self Contained Annexe

Sitting Room/ Kitchen • Bedroom Six • Shower Room

Stable Block

Two Stables • Foal Stable • Tack Room • Store Rooms

Ancillary Accommodation/ Games Room with Kitchenette and En Suite • Barn Garage with Open Store • Outdoor

Manège • Swimming Pool

£2,995,000



The Property

The five bedroom property was originally two separate dwellings and was converted to its present format some 40 years ago. The current owners have undergone an extensive refurbishment and remodelling programme to include a kitchen extension, two new bathrooms, Cat 5 cabling, intelligent lighting systems, a pool complex, extensive landscaping and a brand new thatched roof completed July 2024.

The ground floor offers character accommodation with a welcoming hallway, cloakroom, luxury kitchen/breakfast room, dining room and drawing room both with garden access, study, an impressive utility and boot room with dog shower and a spacious double bedroom with ensuite, ideal for guests. Upstairs there are four family bedrooms, the principal having a dressing room with ensuite and unrivalled views of the countryside. The second bedroom also has an ensuite with a separate shower room servicing the remaining two rooms.

Ancillary accommodation is provided in the form of a newly refurbished self contained one bedroom annexe which is positioned adjacent to an equestrian block which consists of a store, tack room, three stables, a large barn, ideal

for a rib or classic storage, second store room and further ancillary accommodation in the form of a snug/games room with a separate shower room.

Overall this is a beautiful family home in the heart of the New Forest with far reaching views offering a lifestyle opportunity to include equestrian / pool, garaging and stunning gardens.













FLOOR PLAN

Manor Bank Cottage

Approximate Gross Internal Area

Main House = 3181 Sq Ft / 295.50 Sq M

Annexe 1 = 507 Sq Ft / 47.10 Sq M

Stables / Tack Room / Stores = 745 Sq Ft / 69.22 Sq M

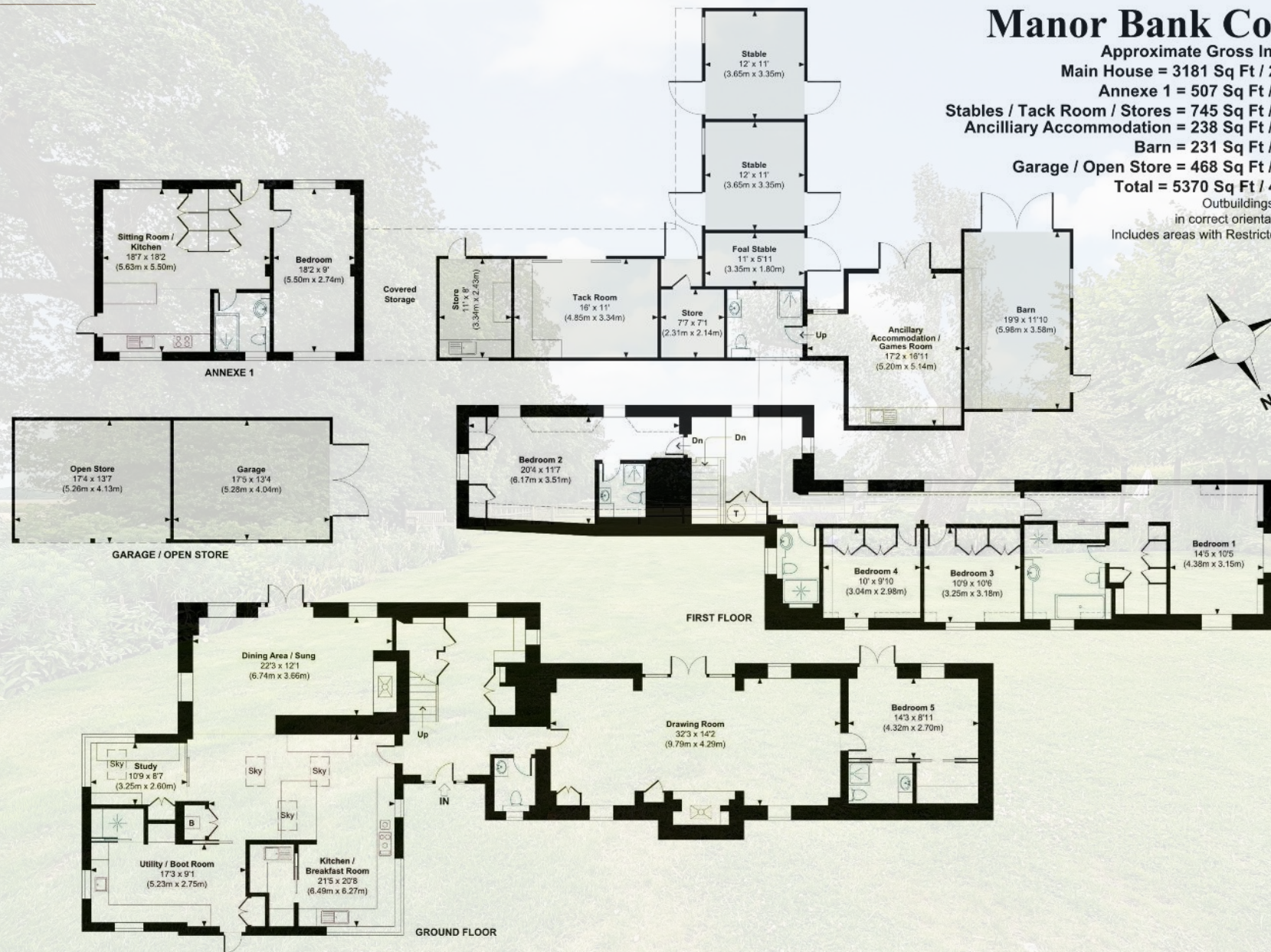
Ancilliary Accommodation = 238 Sq Ft / 22.15 Sq M

Barn = 231 Sq Ft / 21.41 Sq M

Garage / Open Store = 468 Sq Ft / 43.51 Sq M

Total = 5370 Sq Ft / 498.89 Sq M

Outbuildings are not shown
in correct orientation or location.
Includes areas with Restricted room height.









Grounds & Gardens

The property is discreetly positioned set back at the end of a long drive with a cattle grid. The exquisite gardens have been designed by Chelsea Gold medal winner, Charlotte Rowe and offer a paradise of colour, texture and fragrance. The four acres of formal gardens are bordered by Sowley & Beaulieu Estate with far reaching views across open fields owned by the Sowley Estate. The equestrian grounds allow the rider to ride out directly on to the open forest. There is external lighting by Light IQ of London. A swimming pool with glass surround and integrated safety cover is heated by an air heat source pump providing year round usage. There is extensive parking on the gravel drive with a double oak framed car port and double garage. In 2021 a horse manège was added adjacent to the barn, stable block and tack room.

The Situation

The property has a wonderful Forest location allowing access to Beaulieu village, Bucklers Hard and the Georgian market town of Lymington which lies to the West with its sought after marinas and yacht clubs. There is also a popular marina at nearby Bucklers Hard and the Beaulieu River Sailing Club offers opportunities for sailing enthusiasts. The attractive town of Lymington has a number of supermarkets and independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. Brockenhurst Railway Station (approximately 5.5 miles) provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes, and the motorway networks surrounding Southampton are also within direct travelling distance. There are many well regarded schools in the surrounding area.

Directions

From our office in Lymington proceed down the High Street and at the bottom turn left into Gosport Street. At the roundabout take the second exit onto Bridge Road signposted Beaulieu and follow this road passing Walhampton School on the right and continue over the cattle grid and crossroads with Pilley on the left and Norley Wood on the right. This road passes over the open forest and take the right turn at Hatchet Pond to East Boldre. Continue along Main Road for East Boldre taking the right hand bend past the Turfcutters pub, continue for around 2 miles and the entrance drive to Manor Bank Cottage is on the left hand side.



Services

Tenure: Freehold

Property Construction: Thatch and cob

Mains water & electric, private drainage and oil fired heating

Main House Council Tax Band: G

Self Contained Annexe Council Tax Band : A

Energy Performance Rating: D Current: 64 Potential: 75

Self Contained Annexe Energy Performance Rating: A

Mobile coverage : Moderate coverage with EE, Three & O2 (buyer to check with their provider).

Ultrafast Broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)

Conservation Area: Yes, Forest South East

Flood Risk: No Risk

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:

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