



Bracken Lodge

Chapel Lane, East Boldre, Brockenhurst, SO42 7WP



SPENCERS





A superbly positioned four bedroom detached Forest home with an enviable plot and generous accommodation set in the highly sought after village of East Boldre. The property is positioned on a quiet road a few yards from the open Forest and enjoys far reaching views.



The Property

On entering the property there is a large entrance hallway with stairs rising to the first floor. The sitting room has two windows which overlook the garden and there is a further reception room which provides flexible use as either a secondary sitting room, study or fourth bedroom. The kitchen is a superb size and is open plan to a dining area which in turn leads to the conservatory/garden room. There is also a useful and very spacious utility room and separate cloakroom from the hallway.

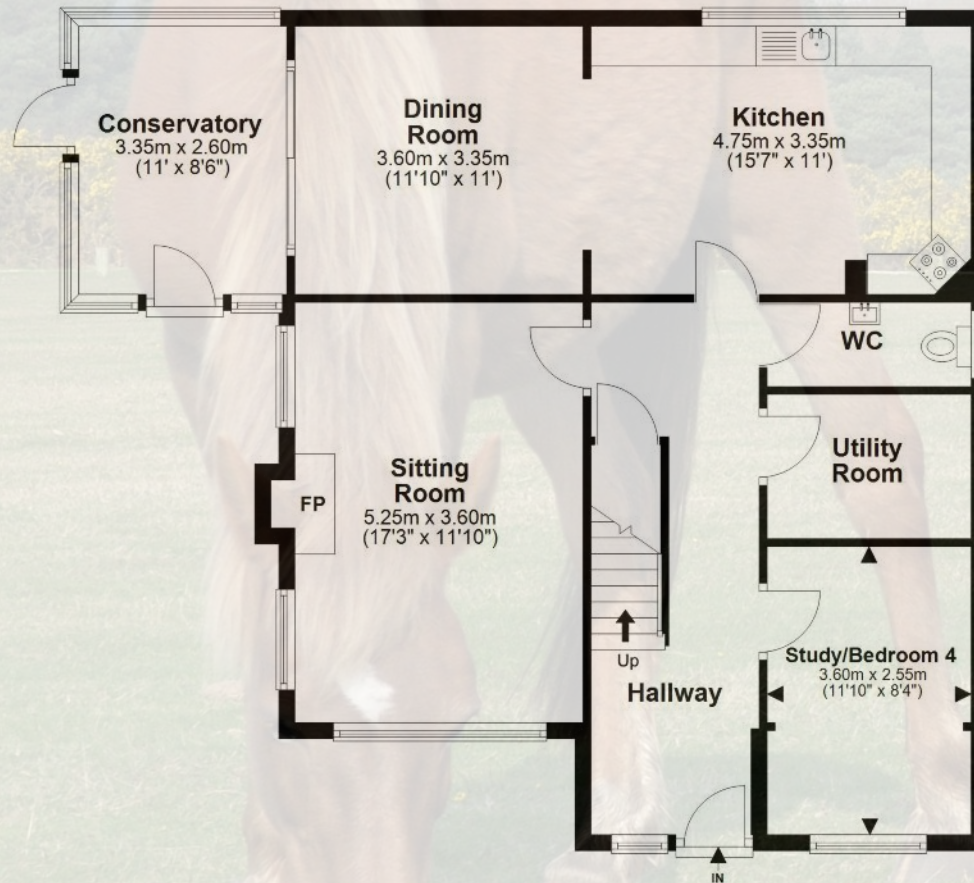
£850,000

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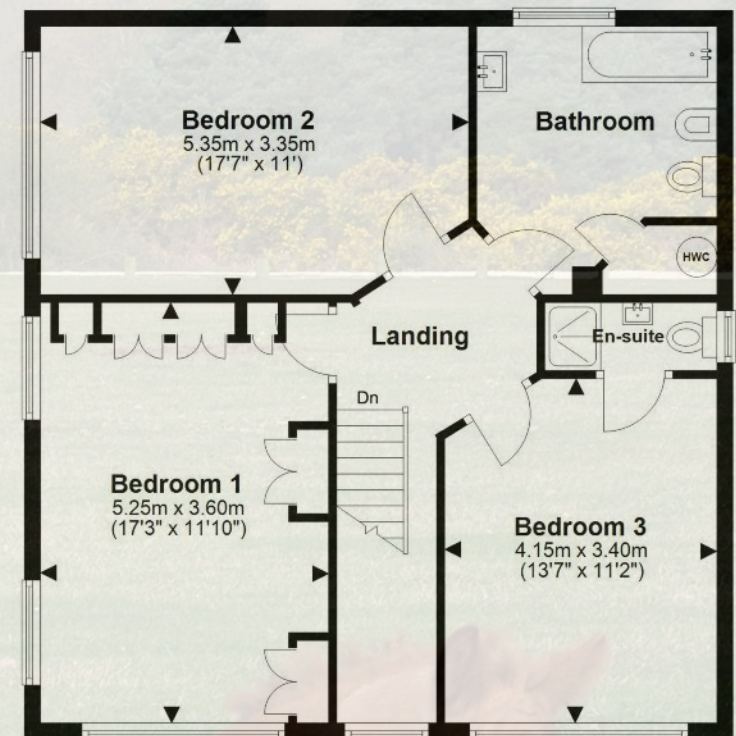
FLOOR PLAN

Approx Gross Internal Area
162.7 sqm / 1751.6 sqft

Ground Floor



First Floor





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There is a large parking area with separate access to the rear of the garden which could prove ideal for buyers wanting to accommodate a boat or store equestrian equipment. Planning has recently been approved to extend the property into the loft to create a large double bedroom with ensuite.

The Property continued . . .

The size of the property rivals many four bedroom houses with a traditional layout and this is evident on the first floor. There are three large double bedrooms and an incredibly spacious family bathroom. The guest bedroom is conveniently served by an ensuite shower room. There is recently approved planning to extend into the loft to create a spacious double bedroom with ensuite. Overall this is a lovely family home with a real sense of space and light throughout presenting very balanced accommodation.

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 and over the railway crossing branch left onto Undershore Road and follow the road for approximately four miles, turn right onto East Boldre Road and the right fork following East Boldre Road, then left onto Chapel Lane.



Grounds & Gardens

To the front of the property the house is screened from the lane by a retaining fence and there is gated off-street parking for several vehicles to the side. A pathway leads to the front door and gated access leads to the formal gardens.

The garden has a landscaped patio which provides a lovely entertainment terrace. The main garden is laid to lawn with mature planting surrounding and to the rear of the garden there is a secondary parking area and several outbuildings. As previously mentioned we feel this area could prove perfect for purchasers wishing to have secure storage for boats, cars or equestrian equipment.



Situation

Bracken Lodge is situated close to the open forest and Hatchet Pond within close proximity of Beaulieu village centre and Bucklers Hard. The Georgian market town of Lymington lies to the west with its marinas and yacht clubs. There is also a popular marina at nearby Buckler's Hard. The Beaulieu River Sailing Club is within one mile and offers opportunities for sailing enthusiasts, as well as the Royal Southampton Yacht Club in nearby St Leonard's.

DRAWINGS SHOWING ALTERATIONS FOR WHICH PLANNING CONSENT HAS BEEN OBTAINED

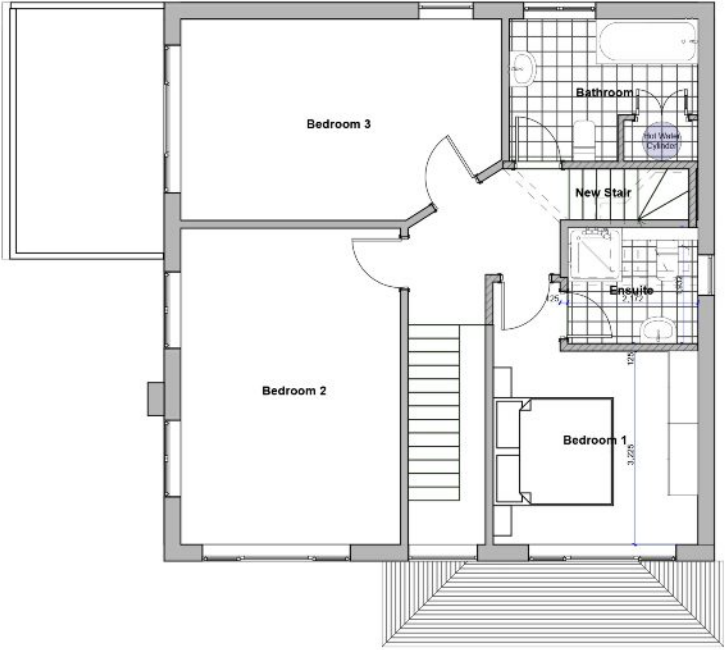


Proposed Rear Elevation

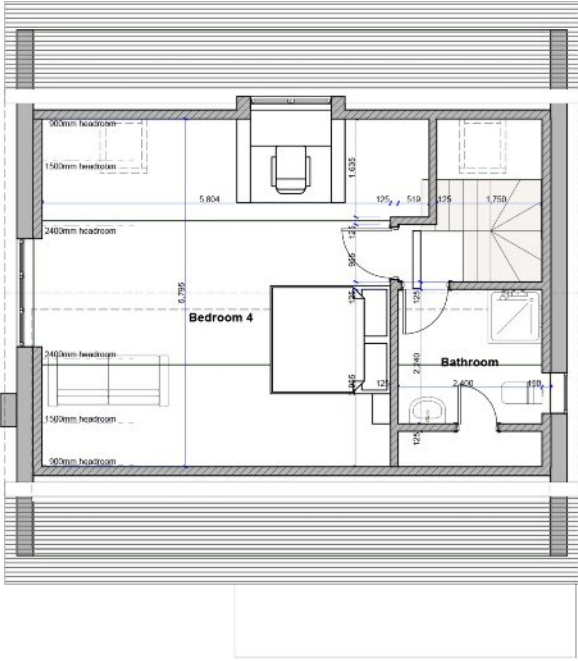


Proposed Side Elevation 1

DRAWINGS SHOWING ALTERATIONS FOR WHICH PLANNING CONSENT HAS BEEN OBTAINED



Proposed First Floor Plan



Proposed Attic Floor Plan



Services

Tenure: Freehold

Council Tax - E

EPC - C Current: 77 Potential: 88

Property Construction: Brick faced elevations and tile roof

Utilities: Mains electric/water/ drainage

Heating: LPG/Oil

The property benefits from solar PV panels and storage batteries. Single phase supply with 6kwp solar panels, 5kw Givenergy inverter and 8 kwh Givenergy battery

Electric Vehicle (EV) charging point installed: Yes

Broadband: FFTP, fibre to the property. Ultrafast speeds of up to 900 mbps is available at this property

Conservation Area: Yes, Forest South East

Restrictions on Permitted Development: Yes, the property is in New Forest National Park

Flood Risk: Very low

Parking: Two private driveways

Important Information

Spencers of Lymington 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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