



Pinheiros

Sandy Down, Boldre, SO41 8PN

SPENCERS
NEW FOREST





PINHEIROS

SANDY DOWN • BOLDRE

An immaculate country home with generous and elegant living spaces, four bedrooms including two suites and impressive south facing terrace and grounds with former tennis court extending to 0.7 acre.

The whole property has been updated by the current owners to a high specification with ample parking and triple garage situated on a highly desirable lane between Brockenhurst and Lymington.

£2,350,000



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4



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The Property

The accommodation extends to over 3,500 sq.ft. has been thoughtfully refurbished by the current owners to an exceptionally high standard to create an elegant and contemporary feel. Surrounded on all sides by the secluded and particularly generous gardens and grounds with an open aspect to the south and west, the house has great space and natural light throughout, enjoying lovely views over the well-kept grounds which include a former tennis court.

Particular features include:

- The beautifully proportioned drawing room with two sets of glazed doors to the south side leading to the stunning rear terrace and having a roof lantern that bathes the whole room in natural light. There is a fireplace with carved and painted wooden surround and marble hearth to one end.
- The kitchen/breakfast room is fitted with a comprehensive range of storage units and display cupboards under light marble work surfaces. The range of appliances includes integral fridge/freezers and dishwasher as well as a range style cooker. From the kitchen is the generous utility/boot room with access to the garage and grounds.
- Oak steps lead down from the kitchen into another large reception room with a stunning period wooden fireplace and mantle fitted with a Jet Master. The entire south side of this room is fitted with aluminium bi-folding doors leading to an area of raised deck with ornamental pond and rope rose walk and in turn to the gardens.
- The dining room is fitted with detailed painted wood panelling and double doors which lead to the gardens.
- Completing the ground floor accommodation is a study and cloakroom.





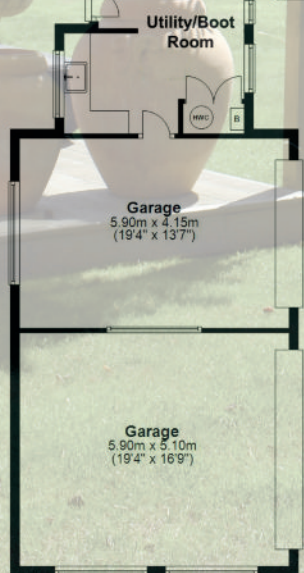
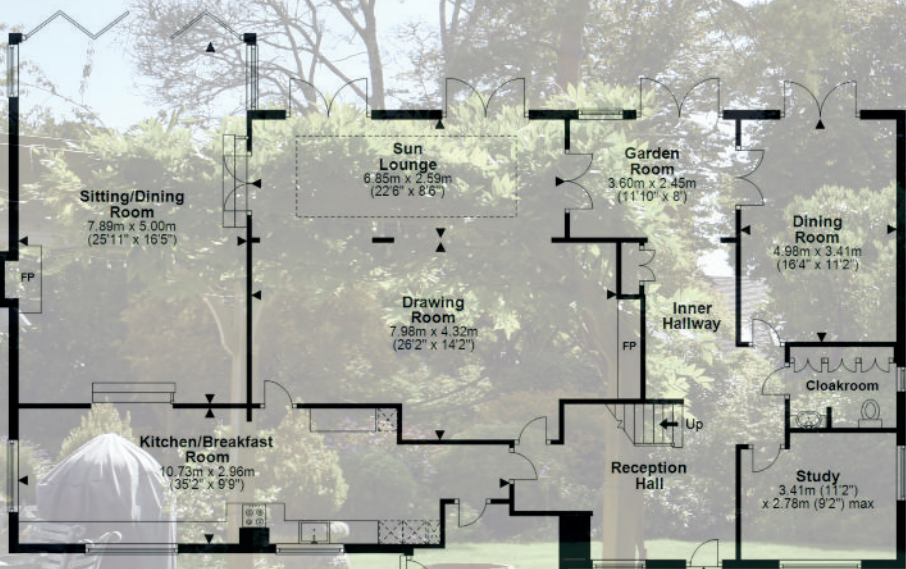
The Property Continued...

- The double aspect principal bedroom suite has ample fitted wardrobes and glazed doors lead to the large balcony. There is a beautifully appointed en-suite bathroom with a feature bath and separate walk-in shower.
- Completing the first floor accommodation is a guest bedroom suite, two further double bedrooms, all with fitted wardrobes all served by a family bathroom with vaulted ceiling. Doors from the large first floor landing lead out to the south facing balcony and the whole area provides a wonderfully relaxing space.

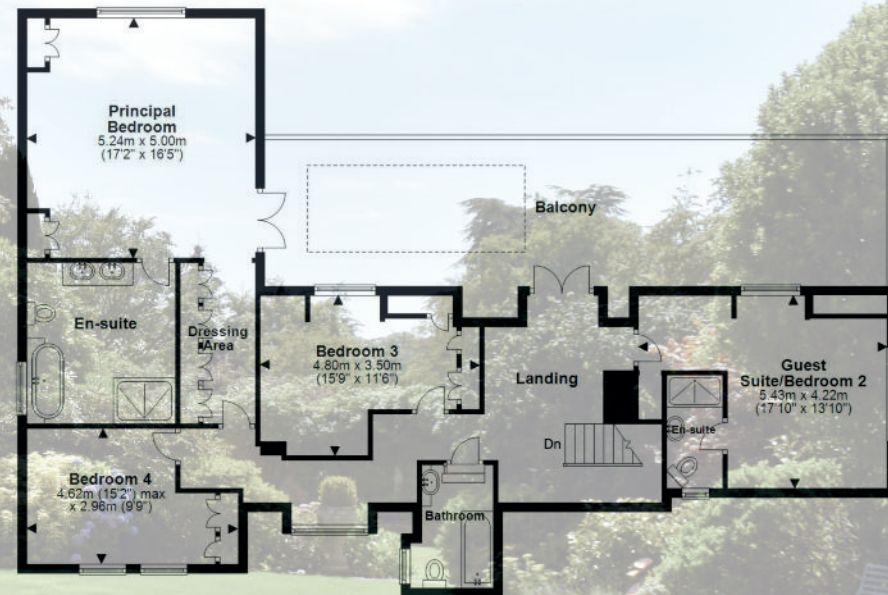
Ground Floor



Floor Plan



First Floor



Approx Gross Internal Areas

House: 326.0 sqm / 3509.0 sqft

Garage: 55.9 sqm / 602.0 sqft

Outbuildings (not necessarily in correct position/orientation):

39.5 sqm / 425.2 sqft

Total Approx Gross Area: 421.4 sqm / 4536.2 sqft





Grounds & Gardens

The property is positioned in the centre of absolutely stunning grounds which are south and west facing at the rear and extend to approximately 0.70 acre.

The front entrance is most attractive with electrically operated wrought iron gates and a generous brick paved driveway to a large turning area in front of garaging.

The area provides ample parking for several cars and leads to the double garage with new electric door and a further garage/workshop with new electric door.

The delightful, lightly wooded front garden has lawns and shrub borders all enclosed by timber wooden fencing. The septic tank is discreetly positioned just inside the front gate on the right.



To wax lyrical; the absolutely stunning rear garden is laid to lawn with sculpted borders of seasonal colourful planting, mature shrubs, trees and bushes. The terrace adjacent to the rear of the property is a sun trap, ideal for alfresco dining and incorporates a sunken ornamental fish pond with millboard deck bridge leading to the rope rose walk and rear garden.

There are stone steps leading to the former tennis court and summer house with secure garden store. The garden immediately to the side of the house is landscaped with a globe water feature and there is a productive vegetable garden with waste height raised beds and a newly installed greenhouse.



Directions

Proceed out of Brockenhurst on the A337 towards Lymington for approximately one mile before turning left at Setley House signposted towards Boldre Church, Sandy Down. Continue along for approximately half a mile and the property can be found on the right hand side.





Additional Information

Council Tax Band: G

Mains electric, gas and water. Private Drainage.

Energy Performance Rating: D Current: 65 Potential: 78

The property is alarmed and has CCTV coverage.

Situation

The property is situated on a quiet lane in Sandy Down, within a short drive of both Lymington and Brockenhurst. Access to both Roydon Woods and the open forest is only a short walk away from the property.

Brockenhurst offers a busy community with local shops, restaurants and a mainline railway station with direct links to London (Waterloo) in 90 minutes.

The Georgian market town of Lymington, famed for its Saturday market, river, marinas and yacht clubs, offers a diverse range of shops, educational and leisure amenities.

Points of Interest

Brokenhurst Manor Golf Club	1.6 miles
Pilley Community Shop	1.9 miles
Brockenhurst Train Station	1.9 miles
Brockenhurst	2.0 miles
Brockenhurst College	2.1 miles
The Pig	2.7 miles
Lymington High Street	3.5 miles





The Local Area

Lymington High Street offers a wide range of independent and chain stores as well as cafes, pubs and restaurants.

Lymington's reputation as a centre for sailing is well deserved with several yacht havens and marinas catering for all types of craft. There are two sailing clubs that offer competitive and casual racing for all.

The house lies within the New Forest National Park and there are attractive walks from the house through leafy lanes that lead to the open spaces of the Forest itself over which there are many walks, rides and cycle trails.



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 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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