



**West View Bungalow** *Main Road, East Boldre, Brockenhurst, SO42 7WU*

**SPENCERS**  
NEW FOREST





# WEST VIEW BUNGALOW

EAST BOLDRE • BROCKENHURST

*A superbly positioned three bedroom detached bungalow with spectacular uninterrupted views across the open Forest with a beautifully maintained 1 acre west facing garden, triple garage, off street parking and extensive detached garden room / games room.*

## **West View Bungalow**

Sitting Room • Dining Room • Kitchen/ Breakfast Room • Utility Room • Conservatory

Principal Bedroom with En Suite and Dressing Room • Two Further Bedrooms • Bedroom 4 / Study

Family Bathroom • Wet Room

## **Outbuildings**

Triple Garage • Garage • Detached Garden Room/ Games Room • Log Store

Greenhouse • Implement Store • Oil Storage

**£1,400,000**





## The Property

The bungalow is very sensibly arranged with spacious rooms which are designed to take full advantage of the spectacular views to the front and gardens to the rear. The front door opens to a central hall from which one can access the study (bedroom 4) and three further double bedrooms. The master bedroom has a dressing area and en suite shower room. There is also a family bathroom with bath and separate shower.

There is a very appealing conservatory off the inner hall which takes in the glorious views of both the Forest and garden.



A door from the hallway leads through to the expansive sitting room with a central fireplace fitted with a wood burning stove and a separate archway leading to the dining room with sliding doors to the garden. Leading off the sitting room is the kitchen / breakfast room complete with fitted units, recessed lighting and space for a central breakfast table and a breakfast bar in front of the window with views over the Forest. Beyond the kitchen is a contemporary cloakroom with shower, ideal for post muddy dog walking.



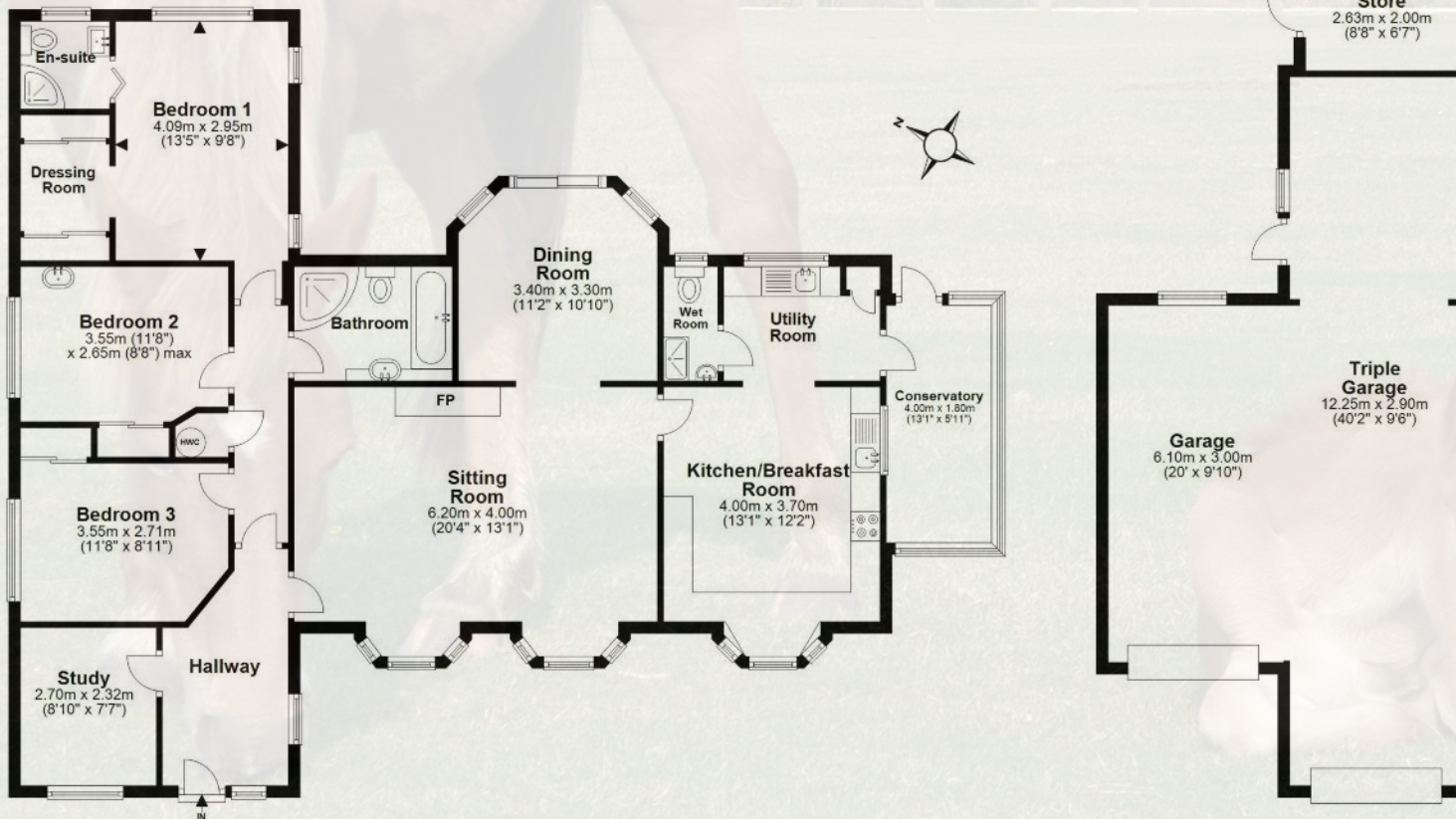


# FLOOR PLAN

## Approx Gross Internal Areas

House: 134.9 sqm / 1452.0 sqft  
Outbuilding (not in correct position):  
78.6 sqm / 846.3 sqft

**Total Approx Gross Area:  
213.5 sqm / 2298.3 sqft**











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*Next to the bungalow is a separate orchard planted with a range of fruit trees.*

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## Grounds & Gardens

The landscaped gardens are a particular feature of the house and have been beautifully planted and cared for over many years to create a space that is both charming and varied. Towards the house, the garden is more structured which several well planted mature flower beds and distinct seating areas. The rear of the garden is laid to lawn, beautifully landscaped and provides more open level space bordered by mature trees and hedging.

To the north side of the garden is a specifically designed area for relaxing and entertaining with a large paved terrace ideal for outdoor dining that is serviced from a detached outbuilding currently arranged as a bar and games room with a sun terrace above. This building also has an

adjoining room with a separate entrance currently set up as a gym.

Next to the bungalow is a separate orchard planted with a range of fruit trees and an attracted well with a side gate that provides access to the front of the bungalow.

The property is approached over a cattle grid and through a five bar gate providing access to the drive where there is ample parking adjacent to the triple detached garage with room for multiple cars. Behind is a converted stable with a wood store, work shop and garden storage area.



## The Situation

Forest living at its finest! This remarkable property has all bases covered in terms of expansive accommodation on a single floor with breath-taking views directly across the open forest to distant horizons. There are direct walks from the doorstep over the surrounding countryside with a very good pub and shop in the village. The nearby centres of Lymington and Brockenhurst provide sailing facilities and direct trains to London respectively with Lymington also offering a wide range of shops and a Saturday market.

## Directions

From our offices in Lymington, proceed down the High Street, and left at the bottom of the hill into Gosport Street. Turn right at the roundabout onto Bridge Road, and immediately after crossing the river, turn right into Undershore Road. Continue past the ferry terminal and on for a further 2 miles. After crossing the cattle grid into the forest bear left towards the hamlet of East End. Continue along the Main Road for just under a mile and the property can be found on the right hand side.



## Services

Oil fired central heating. Private drainage. Mains water & electricity.

There are Photovoltaic solar panels on the roof of the garage which provide additional electricity to the house.

Council Tax - Band E

EPC - TBC

## 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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