



Sans Souci

Hundred Lane, Portmore, Lymington, SO41 5RG

SPENCERS
NEW FOREST





The Lodge



SANS SOUCI

PORTMORE • LYMINGTON

A substantial detached four bedroom, two bathroom chalet bungalow in a peaceful hamlet nestled in the New Forest. The property offers versatile living with the addition of a one bedroom self contained annexe and a separate garden lodge. The annexe is ideal as a holiday let, multi generational living or additional accommodation for the family.

Main House Ground Floor

Kitchen • Sitting/Dining Room • Utility / Bedroom 4 • Bedroom 3 • Shower Room

Main House First Floor

Two Further Bedrooms • Family Bathroom • Walk in wardrobe

Annexe

Kitchenette/ Living Room • Bedroom • Wet Room • Utility

Lodge

Two Rooms • Shower Room

Outside

Hot Tub • Store Room

£1,100,000





The Property

The property currently provides a high degree of flexible living and has been separated into a main home and a one bedroom self contained annexe. There is also a separate garden lodge with its own garden area including a hot tub and outside shower.

The entrance hall to the main home is a generous and welcoming space with exposed wooden floors and internal doors leading to the principal rooms. To the rear of the property is a modern kitchen/breakfast room which enjoys views and access out to the south facing rear garden. The kitchen is fitted with a comprehensive range of modern high gloss wall and base units with a breakfast bar area and space for a range cooker. Adjacent to the kitchen is the dual aspect dining/sitting room which is light and spacious and has French doors opening out onto the rear patio. There is a large utility room at the front of the property with space and plumbing for a washing machine and tumble dryer as well as ample storage room. There is potential

here to convert this room into an ensuite to bedroom 1, another bedroom, or a secondary reception room if required. A modern shower room with fitted vanity unit completes the ground floor accommodation to the main house. Stairs rise to the first floor where there are two double bedrooms, one with a large walk in wardrobe. Both bedrooms share the family bathroom.

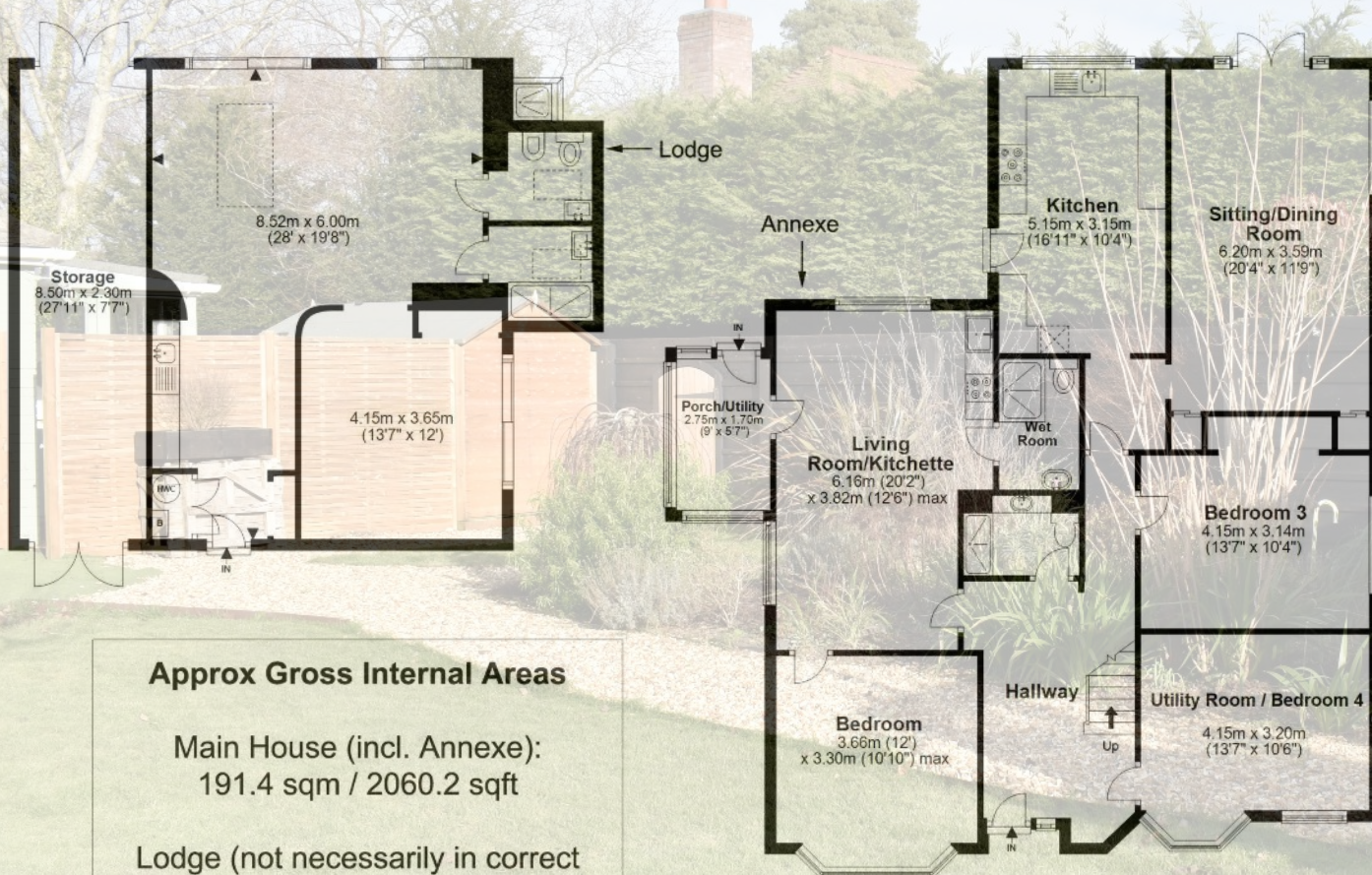
Part of the house has been adapted to create a self contained one bedroom annexe which comprises its own entrance door, utility space, kitchenette, living room, double bedroom and shower room. This area can be easily brought back into the main home if required.

The large garden lodge is the latest addition, having been completed in 2020. The lodge has two rooms with doors leading to a private terrace area. There is a modern shower room and separate WC. The private terrace offers space for the hot tub and benefits from both an outside shower as well as a seating area to enjoy those long summer evenings.

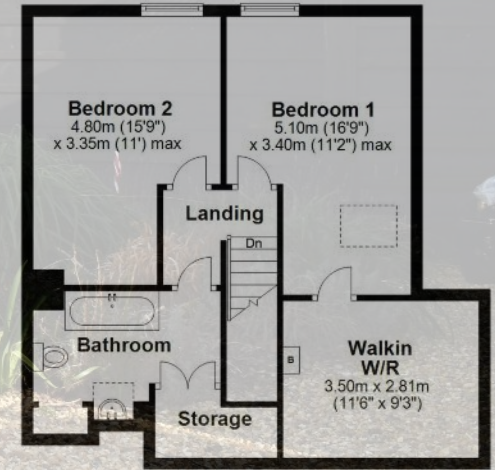


FLOOR PLAN

Ground Floor



First Floor



Approx Gross Internal Areas

Main House (incl. Annexe):
191.4 sqm / 2060.2 sqft

Lodge (not necessarily in correct position/orientation):
80.2 sqm / 863.3 sqft

Total Approx Gross Area:
271.6 sqm / 2923.5 sqft

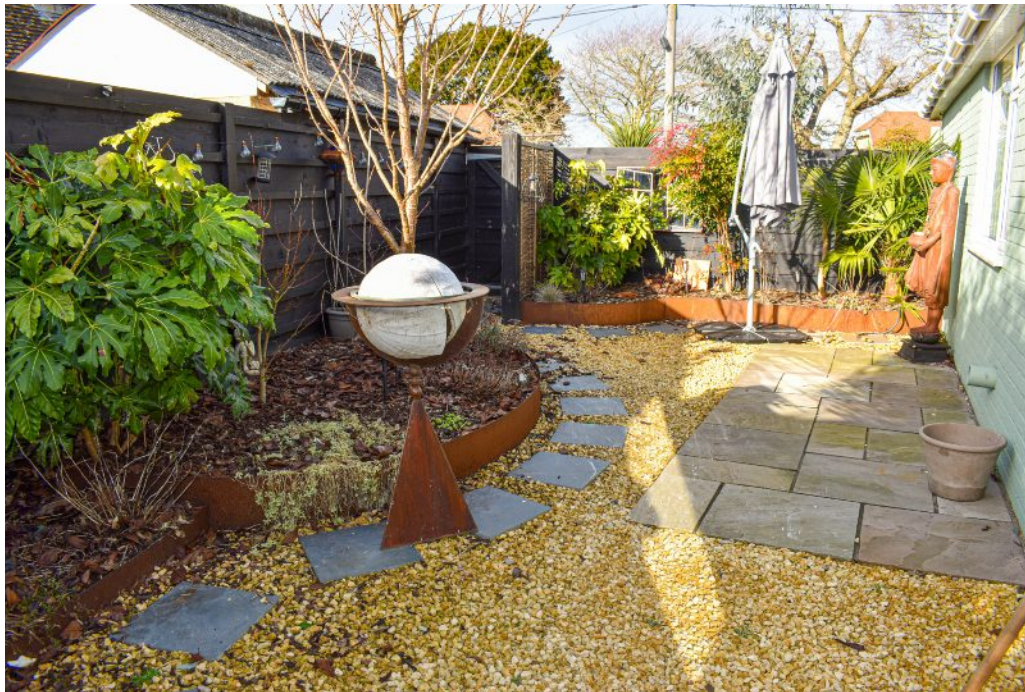


The property is set well back from the lane with mature hedging and five bar wooden gates.

Grounds & Gardens

The property is set well back from the lane with mature hedging and five bar wooden gates. You approach the property across the large gravel carriage driveway providing ample parking. There is a separate pedestrian access which leads down to the garden lodge and a large lock up work shop. The main rear garden is laid mainly to lawn with some areas of interest

including a peaceful Zen garden, paths to the garden lodge and to the annexe and a large gravelled storage area. Both the annexe and the garden lodge both enjoy their own private garden space and outdoor storage facility.









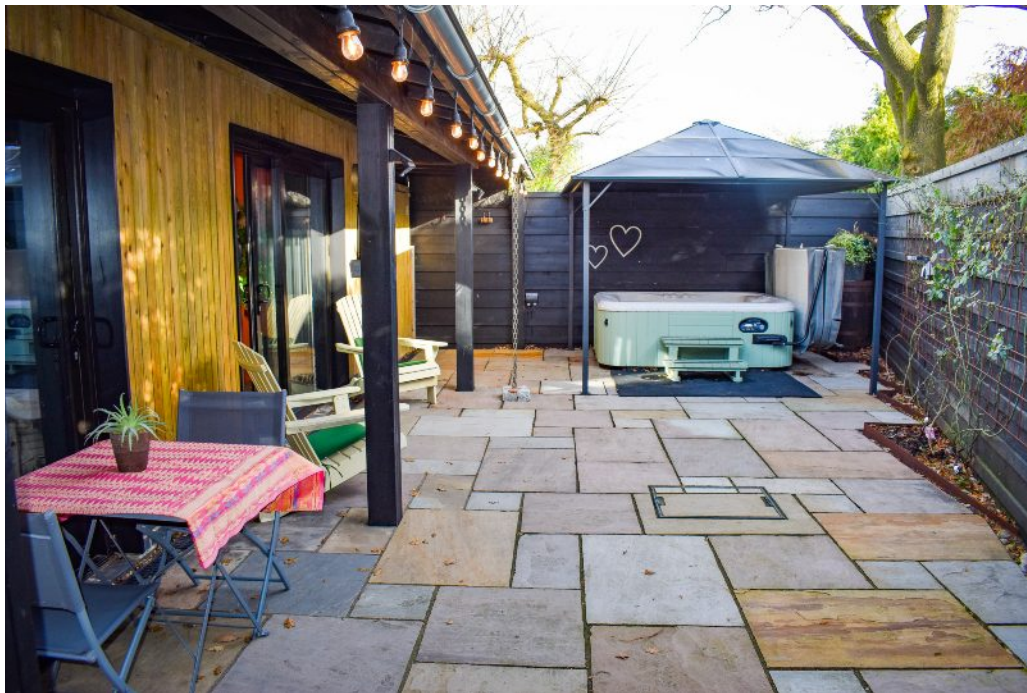
The Situation

The property is approached across the large gravel carriage driveway providing ample parking. There is a separate pedestrian access which leads down to the garden lodge and a large lock up work shop. The main rear garden is laid mainly to lawn with some areas of interest including a peaceful Zen garden, paths to the garden lodge and to the annexe and a large gravelled storage area. Both the annexe and the garden lodge both enjoy their own private garden space and outdoor storage facility.

Directions

From Lymington cross the causeway and continue on the B3054 towards Beaulieu. Continue up the hill and pass the first entrance to Walhampton School on the right hand side. After about 500 yards you will pass the second entrance to Walhampton School and the entrance Hundred Lane will be found a short distance along on the left hand side. The property can be found approx 800 yards along the lane on the left hand side.





Portmore is a hamlet in the New Forest National Park of Hampshire.

Services

Energy Performance Rating: D Current: 68 Potential: 82

Council Tax Band: F

Mains fresh water, electricity and gas

Private drainage

Property Video

Point your camera at the QR code below to view our professionally produced video.



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:

74 High Street, Lymington, Hampshire, SO41 9AL
T: 01590 674222 E: lymington@spencersnewforest.com

www.spencersnewforest.com