



Culzean

Heath Lane, East Boldre, Brockenhurst, SO42 7WF

SPENCERS
NEW FOREST





Immersed in the heart of the New Forest National Park. This beautiful 3/4 bedroom detached home has been with the current owners for over 40 years.

The Property

As you step inside, you'll find yourself in a welcoming hall. Directly in front of you, an elegant staircase beckons, leading to the first floor. To the left, an inviting doorway opens into the dining room, graced with a beautiful bay window that offers views of the meticulously landscaped front garden. This dining room effortlessly flows into the kitchen.

The kitchen is boasting built-in appliances that include a handy dishwasher, refrigerator and a sleek built-in oven. With its ample counter space and storage, meal preparation becomes a delight. From here, you'll discover a convenient utility room, complete with a porch and access to the enchanting rear garden. This is the perfect space for enjoying your morning coffee or hosting al fresco dinners with family and friends. The utility room provides easy access to the integrated garage.

Across the hall, a large living room beckons. The centrepiece of this room is a built-in wood burner, which adds a touch of cosiness and warmth to the space. It's the perfect spot for relaxation or entertaining guests.

£825,000



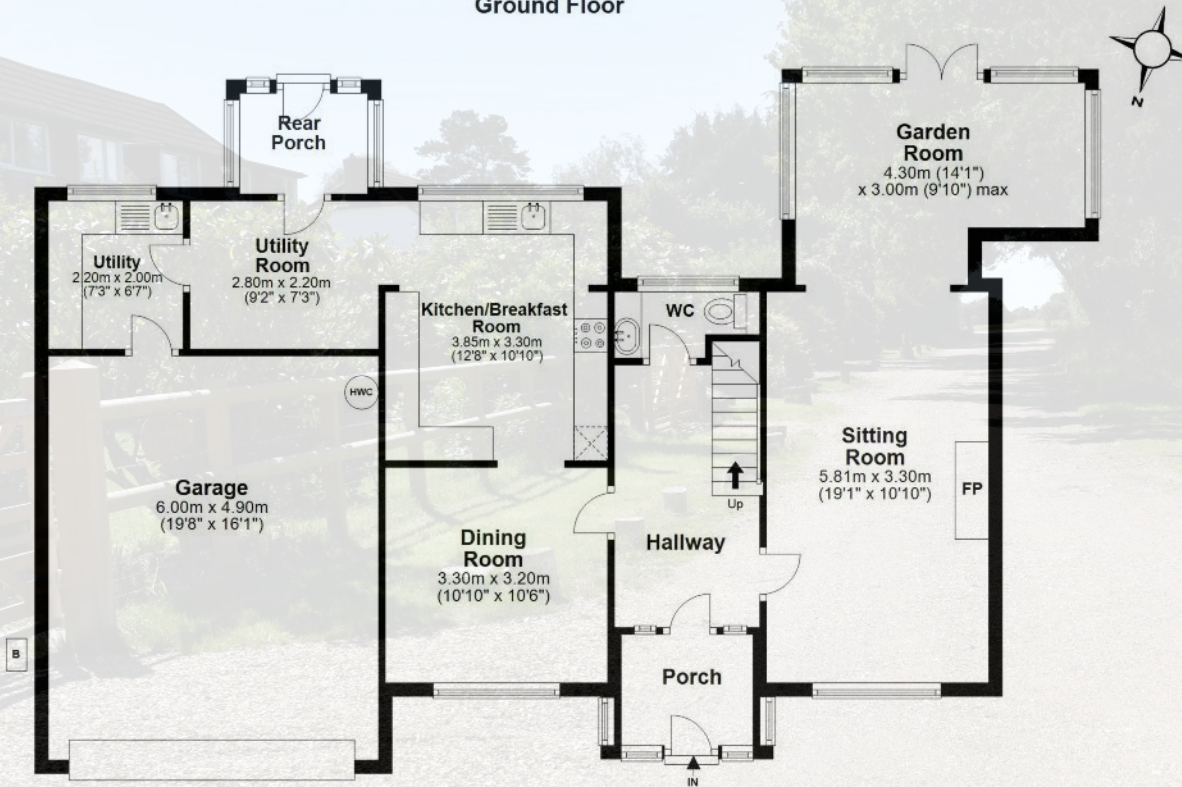
Approx Gross Internal Areas

Ground Floor (incl garage): 114.2 sqm / 1229.0 sqft

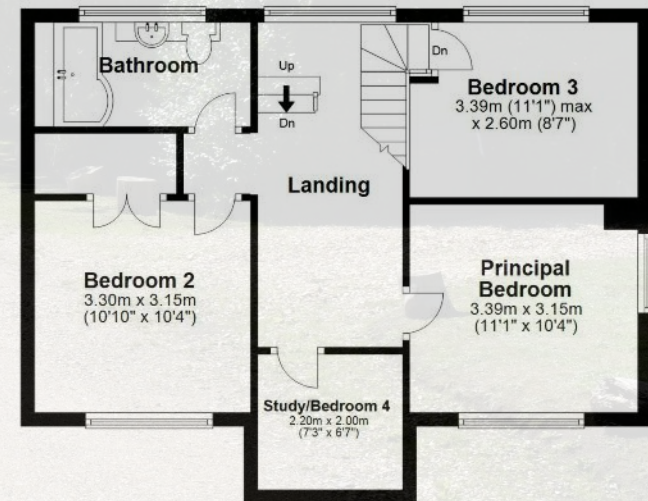
First Floor: 53.2 sqm / 572.5 sqft

Total Approx Gross Area: 167.4 sqm / 1801.5 sqft

Ground Floor



First Floor





The property further benefits from an air source heat pump, solar panels, large integrated garage, ample parking and an attractive frontal and rear aspect garden.

The Property continued . . .

Connected to the living room is an extended room, bathed in sunlight from its southerly orientation. This sun-soaked haven offers picturesque views of the garden and opens up to the outdoors via elegant French doors.

Ascending the staircase to the first floor you have access to 3 double bedrooms and a single bedroom, which is currently used as a study and a family bathroom.

Situation

The property has a wonderful forest location in the pretty village of East Boldre with a thriving pub, village hall, post office, village store, garage and a new community shop which will open later this year. All of these amenities are within easy walking distance. 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, with South Baddesley (Primary) providing a mini bus service.





Grounds & Gardens

As you approach, you'll be greeted by a picturesque front garden that boasts an inviting, sun-dappled lawn and a magnificent willow tree, casting gentle shade over the tranquil space. To the left of the property, a convenient gravel driveway leads you up to a spacious garage, providing ample parking and storage space for your vehicles and belongings. As you step into the rear garden, a generous patio area beckons for al fresco dining and entertaining, while a charming greenhouse invites you to nurture your green thumb and cultivate your favourite plants year-round. Adjacent to the greenhouse is a cosy summer house.

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 towards Beaulieu. Just before Hatchet Pond take the right turn to East Boldre. Continue along Main Road where the turning into Heath lane will be found on the left hand side. The property will be found at the end of the culd de sac on the right hand side.

Property Video

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





The property has a wonderful forest location in the pretty village of East Boldre.

Services

Energy Performance Rating: E Current: 52 Potential: 68

Council Tax Band: F

Mains drainage, fresh water and electricity

Local surface water drainage

Heating and hot water are provided via a 16-kW air source heat pump. A 4-kWh solar panel array is mounted on the roof. Solar panels provide free hot water for approx. 90 % of the year via a Solar iBoost+ package. New thermostatic radiator valves and central heating programmer/room thermostat were installed in 2023. A wood burner in the lounge provides supplementary heating when required.

A new water softener was installed in 2023.

A burglar alarm system with control panel in the hall and slave panel in the garage project the premises.

Everest double glazed windows

Future Expansion, (STPP) - Steelwork and floor joists are already incorporated in the garage structure to support accommodation at first floor level. The roof trusses over the garage are designed to be raised to cover first floor accommodation. The trusses are only bolted in place and can be easily detached. A 100mm drain is located in the corner of the utility room to serve a second bathroom above and is already connected to external drainage. Access to the expansion will be through a new corridor located between the family bathroom and the front bedroom, i.e. in place of the existing walk-in wardrobe. Important. Any further development of the property will exceed the NFDC 30% rule.

Important Information

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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