



The Old School

*Main Road, East Boldre, Brockenhurst, SO42 7WT*



SPENCERS









*A charming detached house, steeped in history with views of, and direct access to, the open Forest from its garden.*

## The Property

This remarkable home is rooted in its quintessential New Forest past and, as the village school, was the heartbeat of the village for over 100 years. According to an historic plaque set in the front wall of the property, the original school building, around which the house is based, was opened in 1842. The original school estate extended to 1 acre, 2 roods and 18 perches - approximately 1.6 acres. Part of this adjacent land is still held for the benefit of the village preserving it for the community under the protection of the East Boldre School Fields Trust.

The house occupies a truly exceptional position with gardens opening straight on to the open Forest behind which forms a spectacular backdrop and sensational westerly views. Set well back from the road the house is perfectly situated to enjoy open walks and cycle rides across the adjacent Forest while also being only four miles from the market town of Lymington.

**£1,250,000**



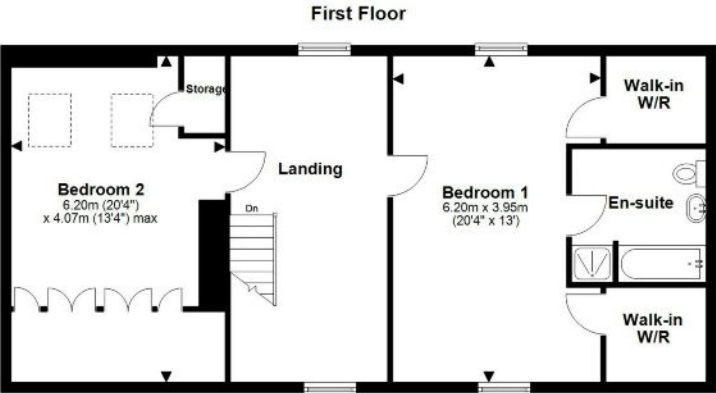
FLOOR PLAN



Approx Gross Internal Areas

House: 232.6 sqm / 2503.7 sqft  
Conservatory: 26.4 sqm / 284.5 sqft  
Garage: 52.4 sqm / 564.6 sqft

Total Approx Gross Area:  
311.4 sqm / 3352.8 sqft







*The house offers just under 3,000 sq ft of spacious accommodation as well as plenty of off road parking and a detached double garage. In all about 0.3 acres.*

### **The Property continued . . .**

The front door is approached through a covered porch and opens to the entrance hall which has stairs to the first floor and a ground floor WC. A hall leads to the main living accommodation where there is a generous family room with brick fireplace surrounding a wood burning stove. Beyond the family room is a kitchen / dining room with attractive wooden, painted fitted units featuring a range cooker, Belfast sink and integrated dishwasher. From the kitchen one can access the utility room with work surface and sink as well as space and plumbing for a washing machine. Opposite the utility room is a door to a large conservatory which is triple aspect with doors to the garden on each side.

The sitting room retains its historic atmosphere as part of the original school including a particularly impressive space with vaulted ceiling to ridge height and attractive exposed ceiling beams. Focal points of the room include a delightful open fireplace with carved stone surround as well as two sets of French windows opening on to the garden. From the hallway, an inner hall leads to the ground floor bedroom accommodation where there are three bedrooms and a family bathroom which has both bath and separate shower.

Upstairs, there is a central landing which provides access to two further bedrooms including the main bedroom which is particularly well proportioned and has an en suite bathroom complete with bath and separate shower as well as two walk-in wardrobes. The second bedroom features ample storage in fitted wardrobes.





## Grounds & Gardens

The house is approached via a five bar gate opening onto a large turning and parking area adjacent to the house. There is also a recently built large outbuilding incorporating a double garage with room for a fairly large boat, spacious workshop area and fully floored loft area with access ladder. To the side of the house is a kitchen garden with a selection of raised beds ideal for vegetables or a flower cutting garden. The main area of formal gardens lie to the rear of the house and enjoy pedestrian access via a gate onto the open Forest. The gardens are level and mostly laid to lawn with mature trees and shrubs at the boundary. There is a large terrace immediately adjoining the rear of the house which forms the ideal spot for outside dining.

## Situation

East Boldre has its own pub, The Turfcutters as well as an excellent community run village shop. There are excellent marinas, sailing clubs and facilities at both Lymington and Bucklers Hard while Brockenhurst station (7 miles) provides direct rail services to London Waterloo in approximately 1h 40m.

## Directions

From Lymington, cross the river on the Beaulieu road and immediately after crossing the bridge, turn right towards South Baddesley. Proceed through South Baddesley and East End and stay on this road towards East Boldre. Continue past the open forest on the left hand side and as properties begin to appear on the left hand side, the house will be found on the left just before the red telephone kiosk on the right hand side.





## Services

Tenure: Freehold

Council Tax - G

EPC - F      Current: 36      Potential: 72

Property Construction: Brick faced elevations and slate roof

Utilities: Mains electric and water. Private drainage via a septic tank which the property has sole use of. The tank is located within the boundary of the property. External LPG bottle supply for the range hob only. No gas supply.

Heating: Oil fired boiler for central & water heating. Oil tank on site.

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property. Ultrafast broadband with speeds of up to 1800mbps is available at this property.

Tree Preservation Order (TPO) - Yes, this is for the front garden oak only.

Conservation Area: Forest South East

Parking: Private driveway, garage, street parking

## Important Information

Spencers 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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