



2 Chapel Cottage

Chapel Lane, East Boldre, Brockenhurst, SO42 7WP

SPENCERS
NEW FOREST





A two double bedroom New Forest cottage positioned on a good sized plot located in the quiet hamlet of East Boldre.

The Property

The front door opens to an entrance porch that in turn opens to the inner hall with a window to the attractive front garden. The hall has doors to the kitchen, WC, and dining room. The kitchen has space for a breakfast table and has a double aspect to both the rear garden and side. The spacious dining room has an open feature fireplace, a view to the front garden, and double doors to the sitting room. The sizable sitting room has a garden view, feature fireplace and door to the garden terrace. From the dining room a door leads to a hallway with window to the front, staircase to first floor accommodation, and door to the modern shower room. The first floor has two double bedrooms with the master bedroom overlooking the lawned garden.

£549,950



FLOORPLA



Approximate
Gross Internal Floor Area
House: 102sq.m. or 1098sq.ft.
Garage & Store: 26sq.m. or 280sq.ft.

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NOT TO SCALE



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The family home has two spacious reception rooms, lovely south facing gardens, garage and parking.

The Property continued . . .

The first floor has two double bedrooms with the master bedroom overlooking the lawned garden.

The 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 and garage all 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 restaurants and is surrounded by 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 private and state schools in the surrounding area, with South Baddesley (Primary) providing a mini bus service.



Grounds & Gardens

Chapel Cottage is perfectly situated within the village of East Boldre moments from the open Forest. The property has a gated frontage with a well stocked mature front garden, ample parking, garage with garden store behind, and working well. Positioned on a large plot with an attractive and private low maintenance rear lawned garden and patio terrace. The property would benefit from some updating and has potential for extension (STPP).



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 for East Boldre for around 2 miles and after passing the post office and village store take the left in to Chapel Lane. The property can be found



Chapel Cottage has potential for improvement and extending (STPP) and lies moments from the open forest.

Services

Energy Performance Rating: E Current: 53 Potential: 75

Council Tax Band: E

All mains services connected

Points of interest

Beaulieu Primary School	2.4 miles
William Gilpin Primary School	4.6 miles
Waitrose Lymington	6.0 miles
Fleur De Lys	4.5 miles
Lymington Hospital	6.6 miles
Walhampton (Private School)	4.6 miles
South Baddesley Primary School	4.0 miles
Brockenhurst Train Station	5.9 miles
Brockenhurst Tertiary College	6.2 miles
The Pig	5.1 miles

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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