



Main Road, East Boldre, SO42 7WT





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A quintessential, Grade II listed 'Chocolate Box' style thatch cottage, with the added benefit of the thatch recently being replaced. This beautiful property oozes in character and charm and has been immaculately presented throughout to a high specification. The accommodation comprises of a sitting room/dining room, kitchen, shower room and two double bedrooms. If further accommodation is required, then there is scope for ancillary accommodation/conversion within the outbuildings. The cottage enjoys direct forest access and is situated in the popular village location of East Boldre.

A sweeping path leads to the front porch, which you enter through into the main sitting room/dining room. This room is of a good size and there is plenty of room for seating and a dining table. The room is lovely and light and features a large Inglenook fireplace with gas burning stove, this room also boasts exposed timber beams. Accessed off here is the kitchen which has been attractively fitted with wooden cupboards and marble type worksurfaces. Built-in appliances include a Samsung cooker, ceramic induction hob with extractor and there is space for a microwave together with a recess for an upright fridge/freezer. The kitchen also benefits from wood flooring, cedar boarded ceiling and door that leads out onto the rear garden. Accessed off the kitchen is the shower room which has been fitted with white gloss sanitary ware. Stairs lead from the main sitting room to the upstairs bedrooms. The main bedroom has bespoke wooden cupboards. The second bedroom is being utilised as a study and also has custom made wooden furniture to fit. If further accommodation is required, then there is scope to create ancillary accommodation in the outbuildings.

The cottage has many character features throughout such as exposed timbers, Inglenook fireplace and cottage style windows. The property sits on a corner plot and is fully enclosed by hedging, walls, bushes, trees and fencing, and is dog safe.

Summary of accommodation:

Sitting room/dining room * Kitchen * Downstairs shower room * Two double bedrooms * Two outbuildings currently being utilised as utility, workshop and garage, ideal for ancillary accommodation * Brick store/tool shed.

General Information:

New Forest Council Tax Band: E.

Services: LPG heating. Mains water and electricity. Largest waste treatment system.

Outside

The property sits on a corner plot and is fully enclosed by hedging, walls, bushes, trees and fencing, and is dog safe. A picket gate opens onto a sweeping path leading to the pretty front porch of the property. A five-bar gate opens onto the attractive block paved driveway, which provides ample parking for numerous vehicles and leads to the garaging and outbuildings. There is also a brick piggery, now utilised as a tool-shed. The current owner obtained full planning permission to erect a workshop and separate garage building, all built to a habitable standard with insulated cavity walls and insulated roof spaces. If ancillary accommodation or further bedrooms are required, then the workshop has been designed with utility room and shower room, this area is an ideal space to convert for ancillary accommodation, subject to the relevant planning consents. The workshop has fitted work bench, strip lighting and power. The garage has been designed specifically with storing classic cars in mind and has a roll 'up and over' door. The front and rear gardens are beautifully landscaped with the rear garden predominantly laid to lawn with a variety of mature shrubs, trees and borders. The property also has the added benefit of enjoying direct forest access.

Mileages:

Beaulieu 3.1 miles * Lymington 6.1 miles * Lyndhurst 9.6 miles * Christchurch 20 miles.

Situation

The village of East Boldre is situated approximately 5 miles north east of the renowned Georgian market town of Lymington, the town known for its river, marinas and yacht clubs. Approximately one mile east of East Boldre is the picturesque manorial village of Beaulieu and its associated historic hamlet of Bucklers Hard both of which front the Beaulieu River. Village amenities include a Post Office stores, public house, church and bus services trading between the Waterside and Lymington to the east and west respectively. The mainline railway station at Brockenhurst provides fast frequent services to and from Waterloo with a journey time of about 1½ hours. This rural area is well placed to take full advantage of all the amenities offered throughout the forest and The Solent shoreline.

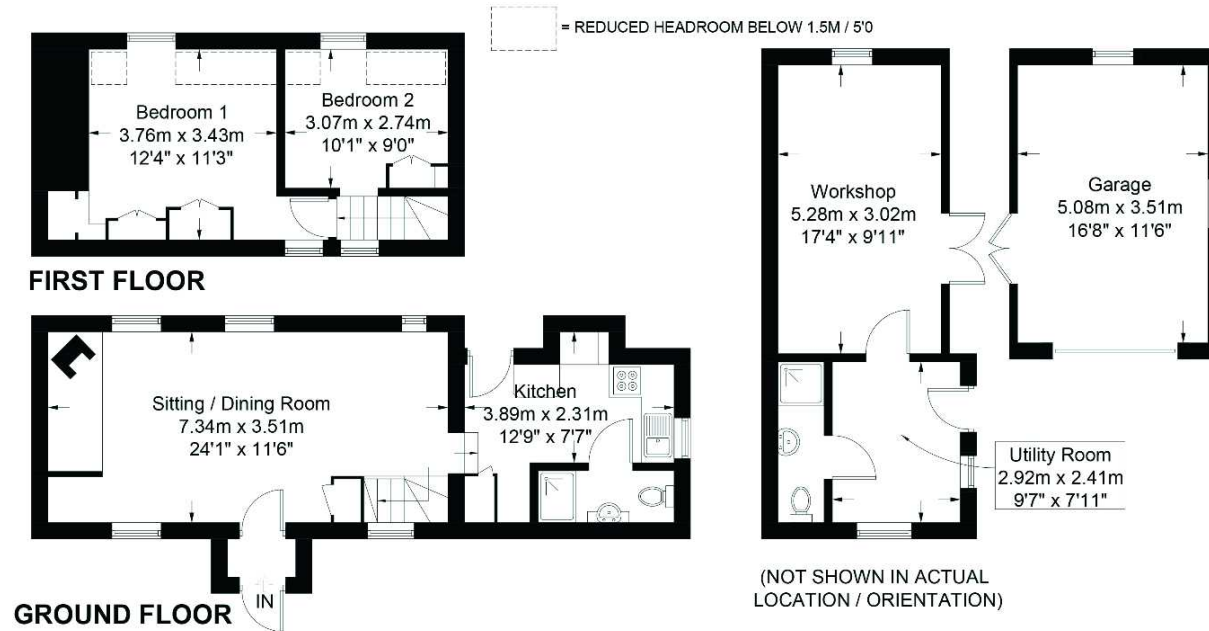
Summary of features:

Idyllic position with direct forest access * Oozing in character and charm * Grade II listed * Many character features which include exposed woods timbers and Inglenook fireplace * Immaculately presented throughout * Bespoke handmade bedroom furniture * Lovely corner plot * Large garden * Generous outbuildings and garage * Driveway parking for numerous vehicles * Scope for ancillary accommodation * Situated in the highly sought-after village location of East Boldre * Located in easy reach to Brockenhurst railway station, which provides fast frequent services to and from Waterloo.

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APPROXIMATE GROSS INTERNAL AREA = 65.7 SQ M / 707 SQ FT
OUTBUILDINGS = 44.2 SQ M / 476 SQ FT
(INCLUDING GARAGE)
TOTAL = 109.9 SQ M / 1183 SQ FT



THESE PLANS ARE FOR REPRESENTATION PURPOSES ONLY AS DEFINED BY RICS - CODE OF MEASURING PRACTICE. NOT TO SCALE.
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PRODUCED FOR HAMILTON PARKERS

Hamilton Parkers wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. Room sizes are approximate and rounded, therefore they should not be relied upon for carpets and furnishings. We have not carried out a detailed survey nor tested the services or appliances. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



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