



## SERENITY

Trampers Lane - North Boarhunt - PO17 6DH

GUIDE PRICE

**£1,200.000**



# WELCOME TO NORTH BOARHUNT



ANOTHERWAY  
SOLUTIONS



SERENITY

SKY VIEW

BOURNE VIEW

## MEET THE DEVELOPERS

### Anotherway Solutions: A Vision Rooted in Purpose.

We introduced to you the founder, Marc Denton – a man whose career journey is a true testament to adaptability, vision and dedication. With a solid background in wealth and tax planning, Marc quickly earned respect in the financial world, paving the way for exciting ventures. His pivot into property investment in 2010 was a game-changer. Those early experiences gave him the insight to focus on ground-up developments – where his real passion lies. By combining financial expertise with the know-how of seasoned property professionals, Marc built a business defined by strategic thinking and an unwavering commitment to quality.

His decision to base Anotherway Solutions in the heart of the Hampshire countryside reflects his deep-rooted connection to the area. Projects in North Boarhunt and the upcoming bungalows in the New Forest are more than just developments – they're thoughtful contributions to the local landscape. But Marc isn't the only powerhouse behind the company!

Now, it's time to introduce the other half of this dynamic duo – Louise Denton. As Relationship Director, Louise is the driving force behind Anotherway Solutions' client relationships, investor partnerships, administration, and accounts. With over a decade of experience leading high-performing sales teams, she brings exceptional organisation, & attention to detail. Louise is hands-on in the creative and design process—ensuring every home balances quality, practicality, and style. Together with Marc, she has built a family-run business rooted in integrity and a commitment to creating homes where memories are made.



## LOCATION - LOCATION - LOCATION

Nestled on the edge of the serene Forest of Bere, North Boarhunt is a peaceful Hampshire village rich in history, community spirit, and rural charm. Ideal for those seeking a slower pace of life, it offers the perfect balance between natural beauty and historical depth. With its quiet lanes, rich heritage, and easy access to nature, North Boarhunt offers an idyllic setting for anyone drawn to rural life, outdoor pursuits, and a strong sense of community.

The surrounding countryside is a haven for outdoor enthusiasts. The Forest of Bere and North Boarhunt Circular Trail – a scenic, dog-friendly 4-mile loop – offers a moderate walk through peaceful woodland, popular with walkers yet rarely crowded. For cyclists, horse riders, and hikers, the nearby South Downs National Park and local bridleways provide endless opportunities to explore.





## GROUND FLOOR

Enter through a vaulted porch featuring bespoke carpentry storage and two striking feature drop pendants.

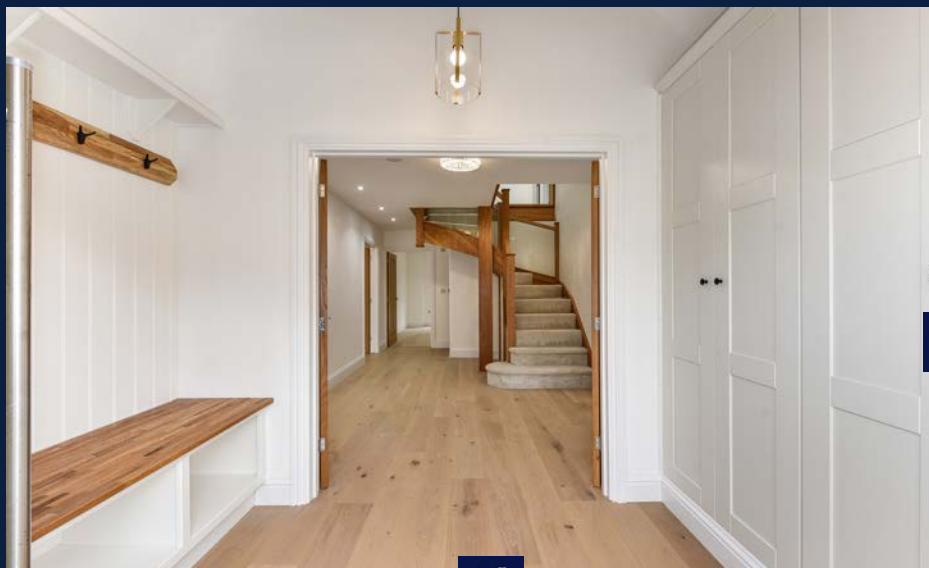
Elegant glass and oak casement doors lead into the hallway, where natural light pours in from both the front door and a skylight above the landing, creating a bright and welcoming atmosphere.

Throughout the ground floor, light-toned Woodpecker engineered flooring is laid seamlessly, enhanced by underfloor heating for year-round comfort.

Solid oak internal doors provide access to all rooms, complementing the high-quality finishes and cohesive design.

The ground floor boasts three generously sized reception rooms, two of which feature bi-fold doors that seamlessly connect the indoor and outdoor spaces—perfect for entertaining or relaxing. In addition, there is a flexible office/snug/playroom, ideal for adapting to your lifestyle needs.

A well-appointed cloakroom adds convenience, while the abundance of reception space offers exceptional versatility, making this home particularly well-suited to multi-generational living or large family life.



GRAND ENTRANCE HALL - 3 RECEPTIONS - CLOAKROOM - UNDERFLOOR HEATING



## HOME IS WHERE THE HEART IS & HERE IS WHERE IT TRULY BEATS!



CGI IMPRESSION

The kitchen features painted ash wood fronts with 18mm carcasses, combining style and durability. High-quality components include Kessebohmer moveboards, Legrabox drawers, and Blum fixtures and fittings, all complemented by classic cup and knob handles.

Quartz worktops provide a sleek, durable surface and incorporate an undermount ceramic bowl-and-a-half sink. A Nobili instant hot water tap with an integrated filter and scale control unit adds modern convenience.

Bosch appliances are installed throughout, including an oven, microwave, dishwasher, American-style fridge/freezer, and a downdraft induction hob, along with a dedicated wine and drinks cooler.

The adjoining utility room mirrors the main kitchen in design, with matching units, doors, and worktops. It includes a space-saving sink with a mono tap, dedicated space for a washing machine and tumble dryer, and a practical pull-out laundry drawer.



## WELCOME TO SERENITY - 2659 SQ FT OF BESPOKE LUXURY



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The Plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation. (ID1237408)  
Produced by Emzo Marketing

4 BEDROOMS - 3 RECEPTIONS - 3 BATHROOMS - LUXURY KITCHEN - UTILITY ROOM



# SERENITY SPECIFICATION

## External Features:

Composite front door with vision panels on either side  
French doors and three bi-folds  
Flush casement windows in pebble grey, matching all the external doors  
Wall light by each external door  
EV charger  
Outside tap  
Power to the garden room with sockets and strip light

## Entrance & Hallway:

Glazed entrance double doors to the hallway  
Bespoke carpentry boot room and storage unit in the entrance hall, with a solid oak top  
Bespoke under-stair storage  
Oak staircase with oak handrail and glass balustrade  
Stairwell has feature lighting

## Windows & Doors (Internal)

Oak veneer doors throughout  
Glazed pocket doors between reception rooms  
Pocket doors to the main and master en-suite bathrooms

## Flooring & Carpentry:

Light oak Woodpecker engineered flooring throughout the ground floor  
Underfloor heating on the ground floor  
Radiators on the first floor

## Kitchen:

Kitchen fronts painted ash wood, with 18mm carcasses  
Kessebohmer moveboards and Legrabox drawers  
Blum fixtures & fittings with cup & knob handles  
Quartz worktops with an undermount ceramic bowl and a half sink  
Nobili instant hot water tap with filter and scale control unit  
Bosch appliances throughout (oven, microwave, dishwasher, American-style fridge/freezer, downdraft induction hob)  
Wine/ drinks cooler

## Utility Room:

Utility units/doors/worktops match the main kitchen  
Space-saving sink with mono tap  
Space for a washing machine and tumble dryer  
Pull-out laundry drawer

## Heating & Electrical:

Vaillant air source heat pump  
Underfloor heating on the ground floor with individual thermostats in each room  
Radiators on the 1st floor  
Electric towel rails in all bathrooms  
Data sockets in all rooms, run in CAT 6 cable (including the loft space for an additional router)

## All Bathrooms:

Mirrors in all bathrooms  
Electric toothbrush holders in each bathroom  
Motion sensor lighting

## Master En-Suite:

Large vanity sink  
Shower screen with Mira Platinum shower (rainfall and handheld options, Bluetooth compatible)  
Shower niche  
Wall-hung Grohe WC  
Fully tiled in porcelain

## Main Bathroom:

Large wall-hung vanity with two drawers and Mira tap  
Mira Mode dual shower & bath filler (Bluetooth compatible)  
Grohe floor-standing WC

## 2nd En-Suite:

Wall-hung vanity with a door and Mira tap  
Mira shower with rainfall and handheld options  
Bifold shower door  
Grohe floor-standing WC

## Loft:

Loft ladder  
Data socket (CAT 6) for additional router

PLUS A 10 YEAR BUILD WARRANTY



## FIRST FLOOR

A stunning entrance leads to a spectacular landing, enhanced by a double-height skylight that floods the entire top floor with natural light. Ascend the bespoke oak and glass staircase to reach this expansive landing, where the impressive skylight continues to illuminate the space.

From here, enjoy access to a generous loft area, offering additional potential and versatility.

Soft-tone carpets flow effortlessly throughout the first floor, creating a warm and cohesive atmosphere. With four very spacious double bedrooms, two of which benefit from stylish en-suite bathrooms, in addition to a well-appointed family bathroom.

Each bathroom is thoughtfully designed with illuminated mirrors, built-in electric toothbrush holders, and motion sensor lighting, blending modern convenience with elegant finishes.

Mira Platinum dual showers (offering both rainfall and handheld options which are bluetooth compatible).



State-of-the-art motion sensor lighting has been seamlessly integrated into all en-suites, the family bathroom and the downstairs cloakroom—offering both effortless convenience and advanced energy efficiency



EACH SPACE IS DESIGNED FOR COMFORT, FUNCTION & CONTEMPORARY STYLE



## FOUR LARGE DOUBLE BEDROOMS - TWO WITH EN-SUITES



CGI IMPRESSION

The generously sized, sun-drenched bedrooms are a perfect blend of comfort and elegance, featuring plush neutral carpets that create a serene and inviting atmosphere underfoot. Rich oak woodwork throughout adds a sophisticated, natural warmth, perfectly balancing modern style with classic charm.

With efficient radiators ensure year-round comfort, while sleek, recessed downlights provide a soft, ambient illumination that highlights the room's tranquil ambiance. accommodate your existing furniture, transforming each bedroom into a personalised haven of relaxation and style.





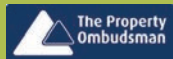
## VENDORS & BUYERS

HOME IS WHERE THE HEART IS



Enjoy up to an hour for your personalised viewing  
Take your time to explore the property  
Get a feel for the surrounding neighbourhood

Simply contact us below:



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