



## West View Bungalow

MAIN ROAD, EAST BOLDRE, LYMINGTON, HAMPSHIRE SO42 7WU







# Welcome to West View Bungalow

*Enjoying uninterrupted views and direct access to the open forest, this immaculately presented detached bungalow has three/four bedrooms, a spacious sitting/dining room and kitchen/breakfast room. Sitting in one acre of beautifully landscaped gardens, the property has a large drive and a triple garage, plus an extensive detached garden room/games room.*









# Take a look around...

*The front door opens into the entrance hall with a study/bedroom four to the left and a door to the right leads into the large sitting room which enjoys a central fireplace fitted with a wood burning stove and a separate archway leading through to the dining room which has sliding doors to the garden. Leading off from the sitting area is the kitchen/breakfast room which is fitted with a range of floor and wall mounted units incorporating an electric hob with extractor above, electric under oven, dishwasher and sink. There is a breakfast bar to the front with lovely views across the forest and there is also space for a small table, as well as space for an American fridge and freezer. Leading off from here is the utility room which has a matching range of units and a contemporary shower room, ideal for cleaning off after muddy forest walks, and there is also a conservatory.*









# Where dreams are made...

*There are three double bedrooms, with the main bedroom enjoying views across the rear garden and benefiting from both a dressing room and an en suite shower room. Bedrooms two and three both have fitted wardrobes and are serviced by the family bathroom which comprises a panelled bath, shower enclosure, WC and wash basin.*









# Meet me in the garden...

*The property is approached from Main Road via a cattle grid and five bar gate which gives access to the large drive and this in turn leads to the triple detached garage, behind which there is a converted stable with a wood store, work shop and garden implement store. The bungalow sits in an acre of beautifully landscaped gardens including a paved terrace adjacent to the sitting/dining room, with the majority of the garden being laid to lawn and interspersed and bordered by well-established trees, bushes and plants. On the north side of the garden there is an entertaining area ideal for al fresco dining which is serviced by the detached outbuilding which is currently used as a bar and games room with a sun terrace above. This also has an adjoining room with a separate entrance which is used as a gym at present. There is a separate orchard which enjoys a range of mature fruit trees and a well with a side gate which provides access to the front of the house.*















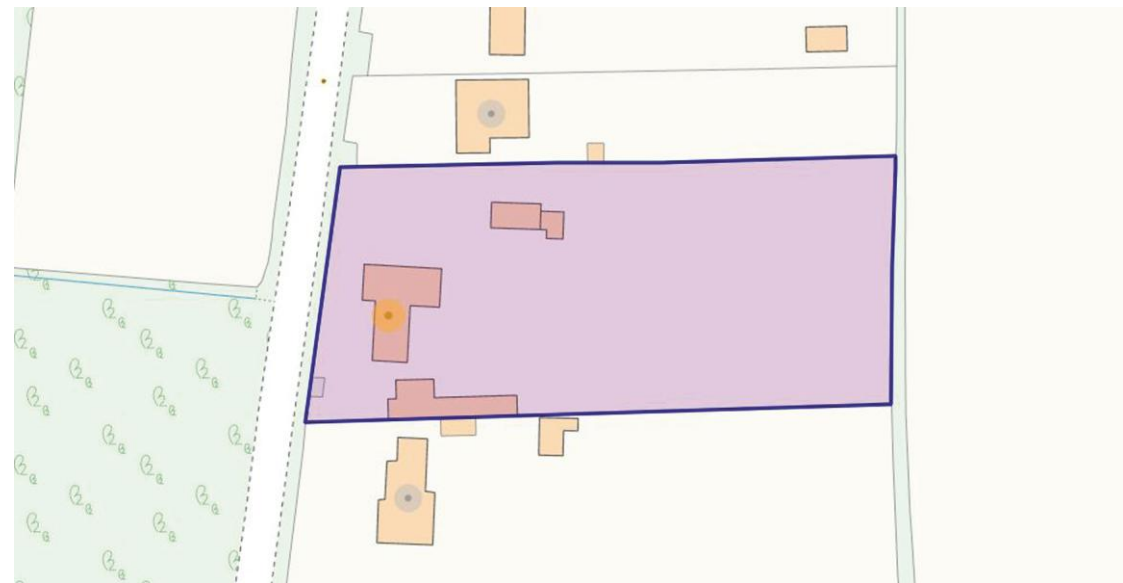




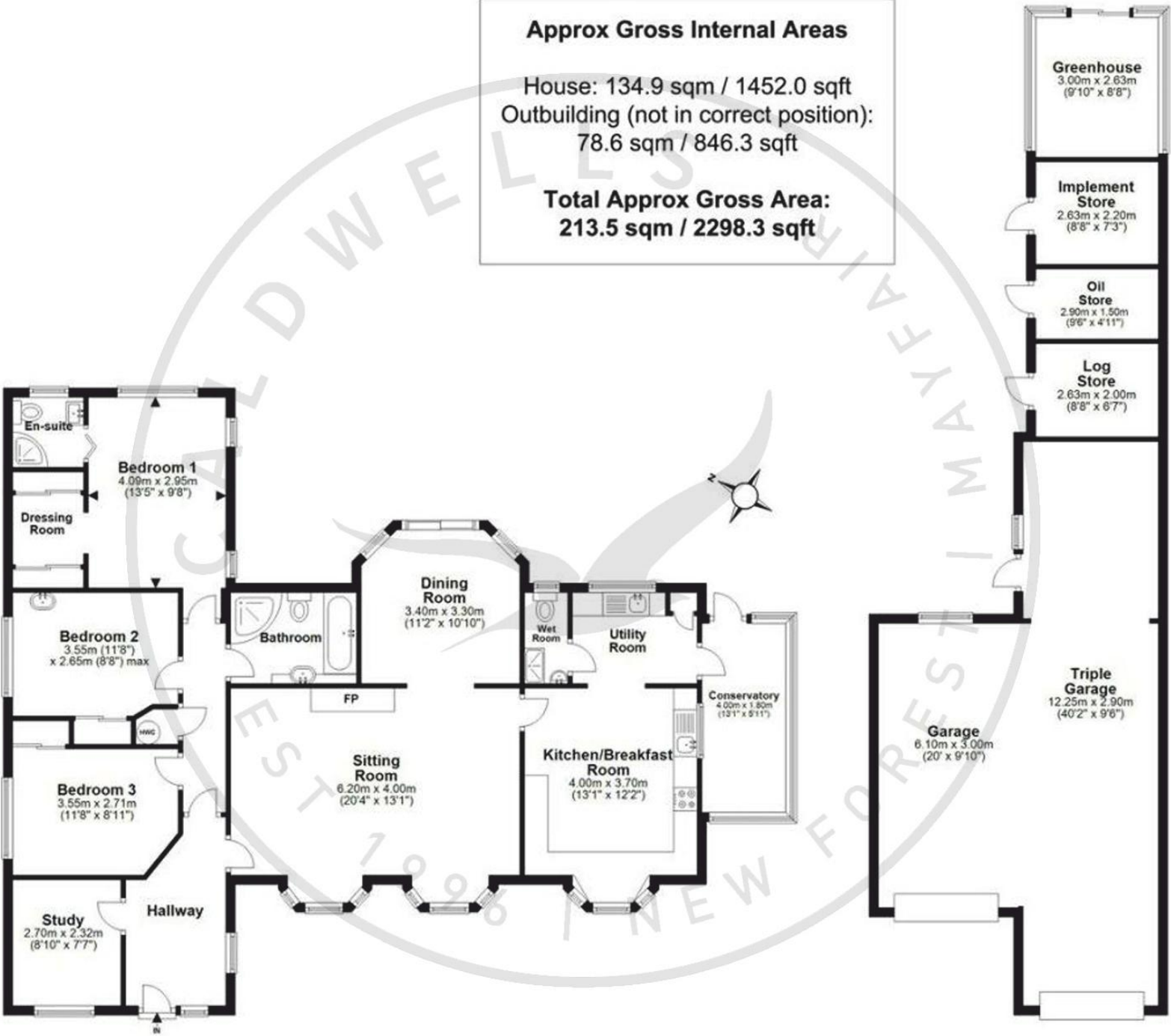














# The Finer Details...

## The Property

Detached bungalow with three/four bedrooms  
Spacious sitting/dining room  
Kitchen/breakfast room- Conservatory  
Utility room & shower room  
Study/bedroom four - Family bathroom  
Sitting in one acre of beautifully landscaped gardens  
Large drive, triple garage & storage  
Extensive detached garden room/games room  
Uninterrupted views & direct access to the open forest

## Services

Mains water and electricity are connected to the property. The central heating is oil fired. Drainage is to a private system. There are Photovoltaic solar panels on the roof of the garage which provide additional electricity to the house.

## Directions

From our office proceed down the High Street turning left at the bottom of the hill into Gosport Street. At the mini roundabout turn right into Bridge Road and follow the road along, over the level crossing and then right into Undershore Road. Follow the road along into South Baddesley Road passing the ferry terminal and staying on this road for just under 2 miles. Pass over the cattle grid and stay on Lymington Road/St Leonards Road turning right onto Main Road where the property will be found on the right hand side and approximately half a mile.



[equivocal.store.makeup](http://equivocal.store.makeup)

## Tenure

Freehold

## Tax Band

E (£2,591.42 approx. - 2024/2025)

## EPC Rating

B





# Where do I go for?...



## Bread/milk/newspaper?

*East Boldre has a small convenience store and nearby Lymington has a Waitrose, M&S Food and a Tesco Express*



## Schools?

*Beaulieu Village Primary School, Walhampton School, Lymington Infants/Juniors and Priestlands secondary. There are also various nurseries and preschools nearby, as well as Brockenhurst College*



## GP/pharmacy?

*Lymington has several doctors, dentists and pharmacies. Wisteria on Avenue Road, Chawton House on St Thomas Street and Webb Peploe in Church Lane*



## Train?

*Nearby Brockenhurst has a mainline station which offers a direct service to London Waterloo (90 mins approx.)*



## A bite to eat?

*Monty's in Beaulieu is a short drive away and The Turfcutters Arms is nearby. Brockenhurst is home to The Pig, Albero and The Huntsman*



## Gym & swim?

*Elmers Court or the Health & Leisure Centre, both in Lymington*



## A stroll?

*We are spoilt for choice! Amble over the River and down the cobbles to the Quay. The open forest is just a short drive away, too*



## Family day out?

*Beaulieu Motor Museum is a short drive away and the world famous Paulton's Park and Peppa Pig World is just 15 miles away!*



## Spa day?

*Lime Wood Hotel in Lyndhurst, Chewton Glen in New Milton and Careys Manor in Brockenhurst*

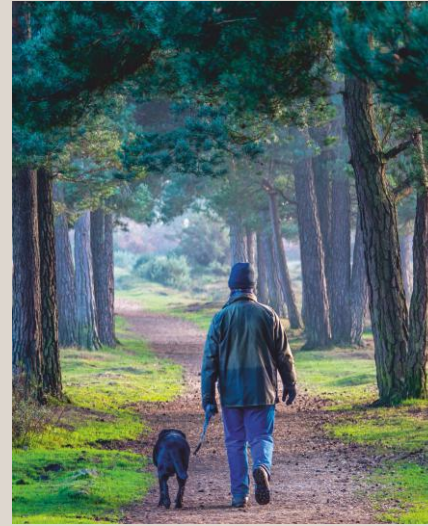


# Escape & Explore...

*Lymington is a pretty, Georgian riverside town located just south of the New Forest. It is famous for offering some of the finest sailing waters in the UK and is home to the Royal Lymington Yacht Club which makes it an extremely popular hub for the yachting enthusiast. The High Street is the venue for the bustling Saturday street market and has a tremendous variety of unique boutiques and shops, as well as cafes, pubs and restaurants to enjoy all year round. As well as this, there are many parks and areas such as the Old Town Quay in which to relax and take in the atmosphere of this charming, individual town.*

*A regular ferry link gives easy access to Yarmouth on the Isle of Wight, whilst the nearby village of Brockenhurst also offers a fast rail service to London Waterloo (approx. 90 minutes). Regular bus links also connect Lymington to both Bournemouth and Southampton.*

*Another reason for choosing to live life in Lymington is that it is just a stone's throw from the open forest in quaint villages like Brockenhurst, Lyndhurst and Burley, as well as being close to the beautiful beaches of Milford on Sea, Barton and Highcliffe. We really are spoilt for choice when it comes to walks, bike rides, horse riding and sailing.*







Asking Price £1,375,000

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Scan the QR code to make an enquiry or to book a viewing...

