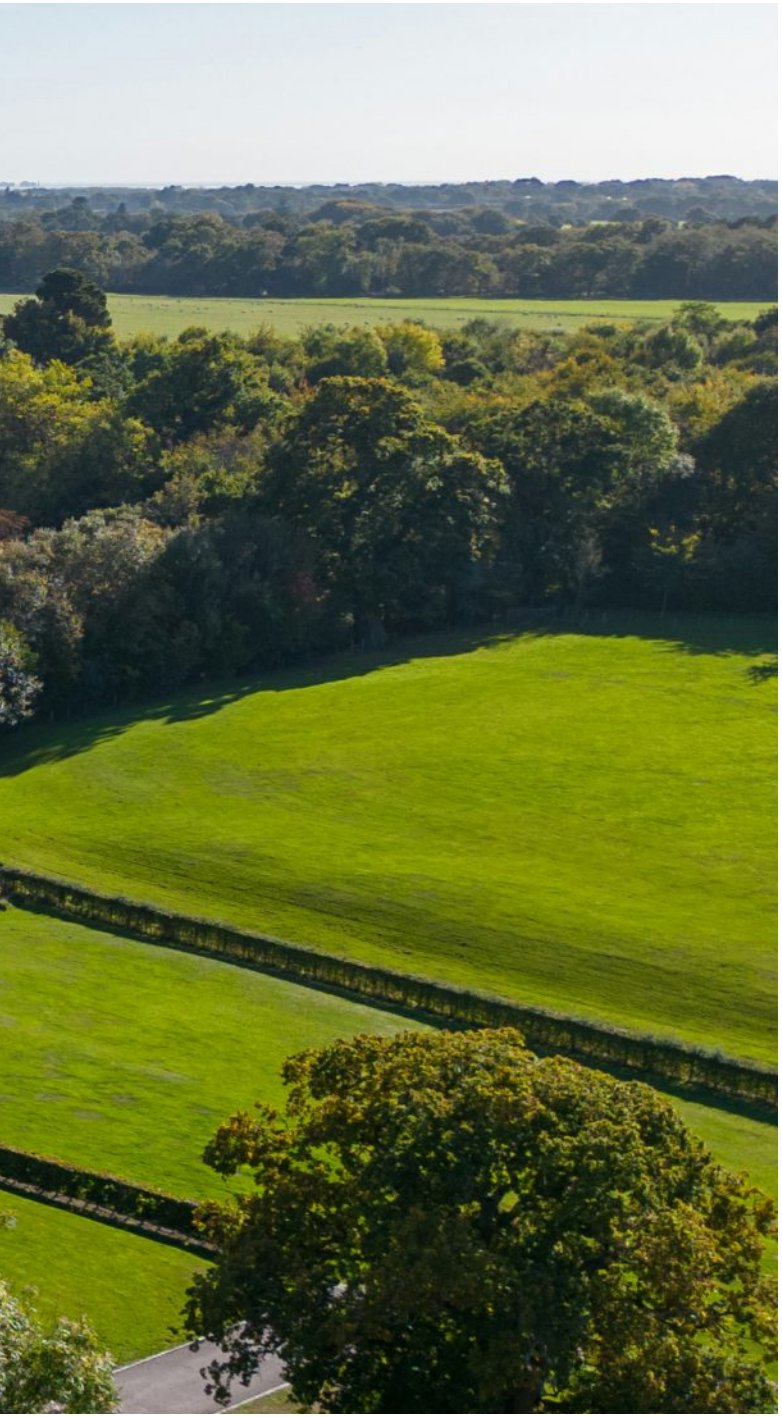


Boldre House

Rope Hill, Boldre, Lymington, SO41 8NE

SPENCERS
NEW FOREST





BOLDRE HOUSE & THE MUSHROOM

BOLDRE • HAMPSHIRE

A rare and exceptional mini estate incorporating a spacious and convenient yet privately positioned house and a detached 3 bedroom lodge cottage. The main house extends to approximately 3,442 sq ft and enjoys glorious south westerly views over its own attractive grounds which extend to approximately 8.55 acres

Ground Floor

Kitchen/Dining room• Sitting Room • Conservatory

Study • Utility Room • Cloakroom • Pantry

First Floor

Four Bedrooms, one with Dressing Room • Two En Suites • Family Bathroom

Outside

Swimming Pool • Garage • Carport • Summerhouse • Store

The Mushroom

Three Bedrooms • Kitchen • Sitting Room / Dining Room • Bathroom • Shower Room

£2,450,000















The Property

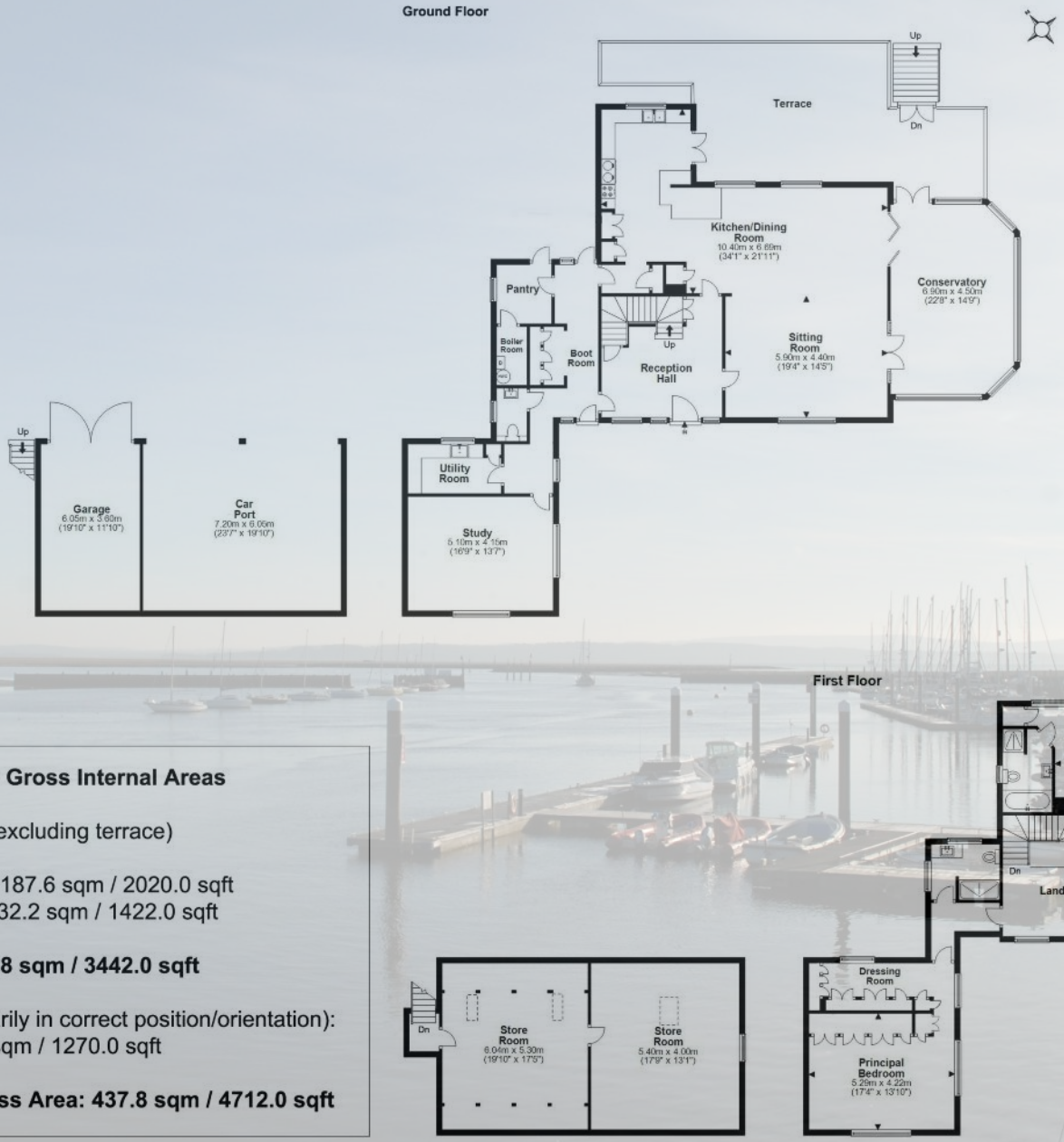
Boldre House occupies an impressive elevated position which takes full advantage of its commanding views across its own land. The house has been significantly remodelled and updated by the current owners yet there remains the potential for a new owner to finish putting their own touches to the extensive accommodation and land. The house benefits from thermal insulation to parts, a recently updated heating system incorporating underfloor heating, re-wiring throughout and external security lighting.

Accommodation extends to approximately 3,442 square feet. It has been indicated by the local authority that a further 938 square feet could be added (under 130% rule restrictions). The property benefits from permitted development rights which could be used to extend the property at the rear of the kitchen / dining room.

The front door opens to an impressive entrance hall with a staircase rising to the first floor. Accessed from the hall is a superb open plan living space with glorious views which comprises a kitchen, dining area and family room. The kitchen area features a particularly attractive lantern sky light while twin double doors open from this space into a fully glazed orangery with expansive views across the gardens and fields. There is also a separate sitting room (presently used as a study) which could also be used as a fifth bedroom. There is a utility room, downstairs wc, boiler room and boot room all of which can be reached either from the kitchen or hall.

Upstairs there are four very well-proportioned double bedrooms all of which are reached from a large galleried landing. The principal bedroom suite includes a main bedroom with vaulted ceiling to ridge height and incorporates a generous dressing room separated from the main bedroom by ample fitted wardrobes. There is an adjoining newly fitted shower room and lobby. Continued…

Floor Plan



Approximate Gross Internal Areas

House (excluding terrace)

Ground Floor: 187.6 sqm / 2020.0 sqft
First Floor: 132.2 sqm / 1422.0 sqft

Total: 319.8 sqm / 3442.0 sqft

Outbuilding (not necessarily in correct position/orientation):
118.0 sqm / 1270.0 sqft

Total Approximate Gross Area: 437.8 sqm / 4712.0 sqft

Illustration for identification purposes only; measurements are approximate, not to scale EPC New Forest
Plan produced using PlanUp.













The grounds comprise of landscaped gardens and paddocks as well as a detached garage building with rooms above as well as an outdoor swimming pool.

The Property Continued…

On the opposite side of the landing, there are three further double bedrooms one of which has an en suite shower room and there is a large family bathroom both of which have been refitted to a high standard recently.

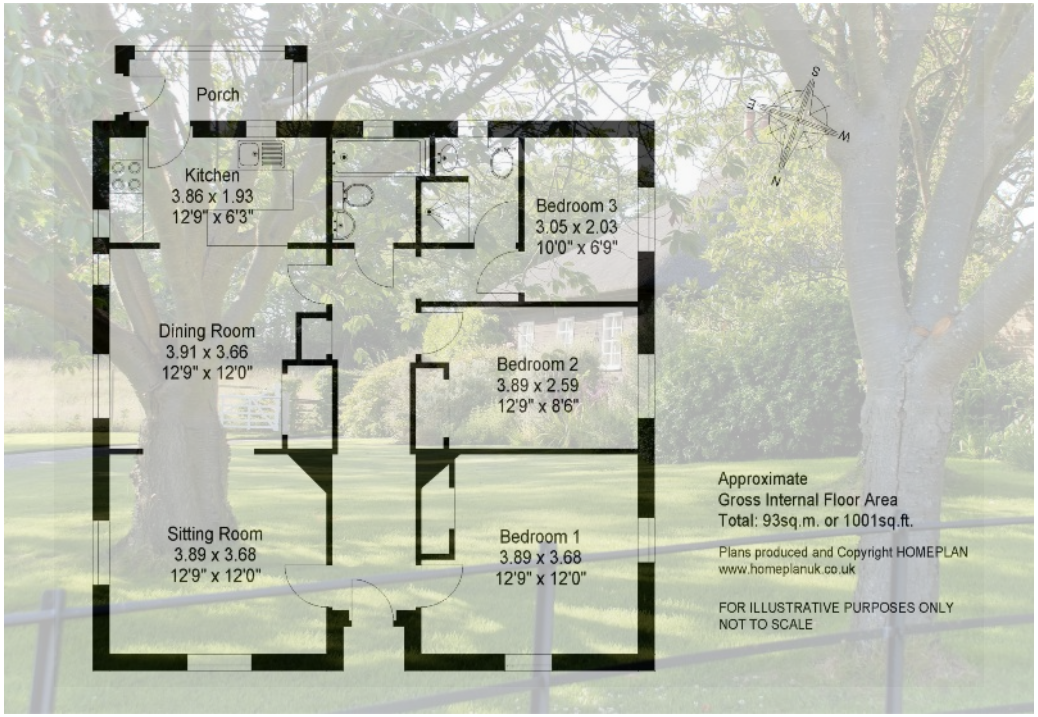
There are various outbuildings to include garage / store, summer-house and storage building.

Grounds & Gardens

The house is approached via a private drive from Rope Hill that leads through electric gates to a large turning and parking area adjacent to the house and garage. The garage block is detached and over two floors with a double car port and separate single garage on the ground floor with external stairs leading to a workshop and home office on the first floor.

Landscaped gardens lead down from the house to a wide area of lawn where there is an outdoor swimming pool. Beyond the gardens are two large paddocks which have their own separate access from a private lane to the east and have been used in the past for grazing. In all the gardens and grounds extend to approximately 8.55 acres.





The Mushroom

The Property

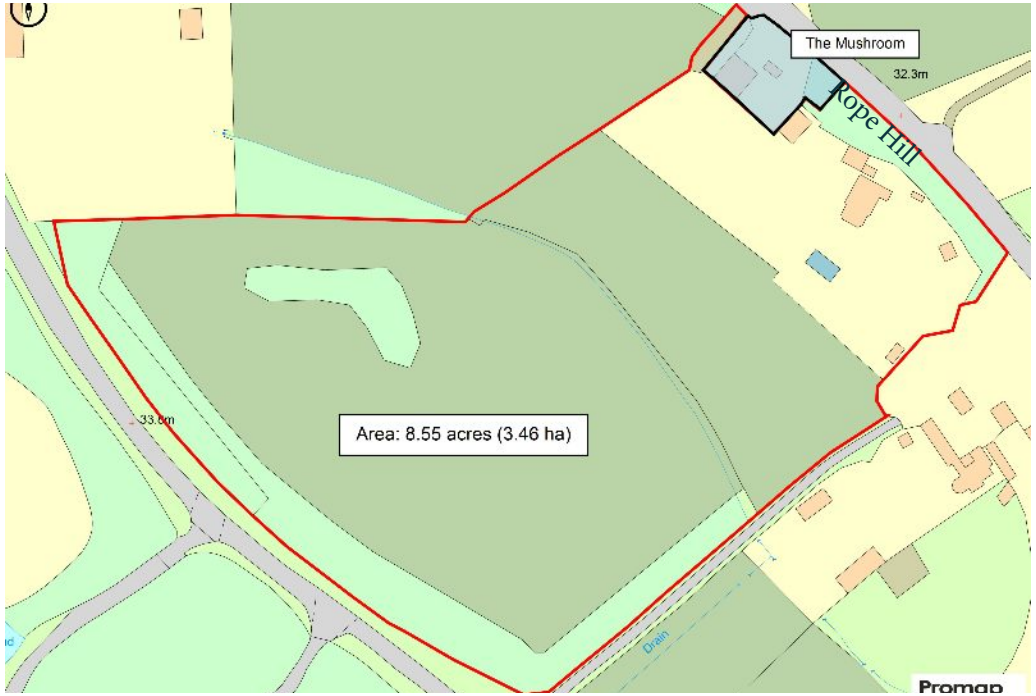
A distinctive and charming detached thatched cottage perfectly positioned at the entrance to Boldre House. This individual property offers potential either to extend, subject to the necessary consents or replacement.

This attractive cottage has timber clad elevations under a thatched roof and has been subject to sympathetic renovation to provide light and versatile accommodation. Features of note include the spacious, triple aspect, open plan kitchen, dining and sitting room with the kitchen fitted with a range of eye and base level shaker style units with work surfaces over. Complementing the living accommodation are three bedrooms, two of which are double bedrooms and two bathrooms, one with a bath and one with a built in shower cubicle.

The property would be an ideal holiday or accommodation for staff, guests or extended family. There is a generous garden, mostly laid to lawn, and ample parking with the plot extending to a total of just under 0.25 acres.

The Mushroom, like the main house, has not been extended and is believed by the vendor to benefit from any increase in footprint allowable under current planning allowances.







While occupying an idyllic rural setting the property is only 2.6 miles from the centre of Lymington.

Services

Energy Performance Rating: D Current: 59 Potential: 76
All mains services are connected, private drainage.
Council Tax Band: H

Directions

From Lymington head towards Brockenhurst on the Southampton Road. Continue up the hill out of Lymington and after about a mile, take the turning on the right signed to Pilley and Boldre. Continue down Rope Hill and take the second drive on the right which provides access to the house via large wooden gates.

Points Of Interest

Waitrose Lymington	2.4 miles
Lymington Quay	2.7 miles
Priestlands Secondary School	3.0 miles
Walhampton (Private School)	3.0 miles
Royal Lymington Yacht Club	3.0 miles
Brockenhurst Train Station	2.9 miles
Brockenhurst Tertiary College	3.2 miles

Important Notice

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 fitments, 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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