

Wells Close

Main Road, East Boldre, Brockenhurst, SO42 7WU

SPENCERS



WELL CLOSE
EAST BOLDRE

A charming forest-fronting house set within this popular village, boasting exceptional views over the surrounding open Forest. Rich in character, with exposed beams and traditional brickwork, the property offers well-proportioned and thoughtfully arranged rooms designed to make the most of the south-facing garden and the sweeping outlook beyond. Outside, the house benefits from ample parking, a garage, and a detached stable block, together with a separate paddock. In all, the grounds extend to approximately 0.6 acres.

Ground Floor

Kitchen • Sitting Room • Dining Room • Conservatory • Utility Room • Cloakroom • Garage

First Floor

Principal Bedroom with Shower Room • Three Further Bedrooms • Family Bathroom

Outbuildings

Storage / Workshop • Utility • Garden Store

£1,395,000

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The Property

Wells Close has been thoughtfully designed to offer a wonderful flow throughout, combining warm country-style living with comfortable family accommodation and glorious, uninterrupted views over the New Forest. The property is approached via a driveway and five-bar gate, with a second gate providing access to the separate paddock. There is ample parking, an attached single garage, and a stable block comprising two stables and a tack room. The front entrance opens into a useful porch with space for coats and storage, leading through to a charming country-style kitchen. The kitchen enjoys a dual aspect and flows naturally into the dining room and conservatory, while also providing access to a large boot room with a back door to the garden. The dual aspect living room is generously proportioned and features a stunning inglenook fireplace with a wood-burning stove, creating a true heart to the home. The conservatory provides an additional reception space, offering a peaceful seating area with delightful views over the formal garden. A cloakroom completes the ground floor accommodation.

From the staircase, the landing leads to three well-proportioned double bedrooms. The principal bedroom is a true delight, enjoying a dual aspect with far-reaching views across the open Forest and towards the Isle of Wight. It also features a useful range of fitted wardrobes and a stylish en suite shower room. The two additional double bedrooms are both enhanced by built-in storage and share the family bathroom. Each room benefits from magnificent outlooks over the Forest or gardens, ensuring a light and tranquil feel throughout. The loft is fitted with a ladder and has been boarded, providing excellent additional storage space.





FLOOR PLAN

Approx Gross Internal Areas

Main House: 177.1 sqm / 1907 sqft
Garage: 12.9 sqm / 139.2 sqft
Outbuilding: 42.9 sqm / 462.3 sqft

Total Approx Gross Area: 232.9 sqm / 2508.5 sqft

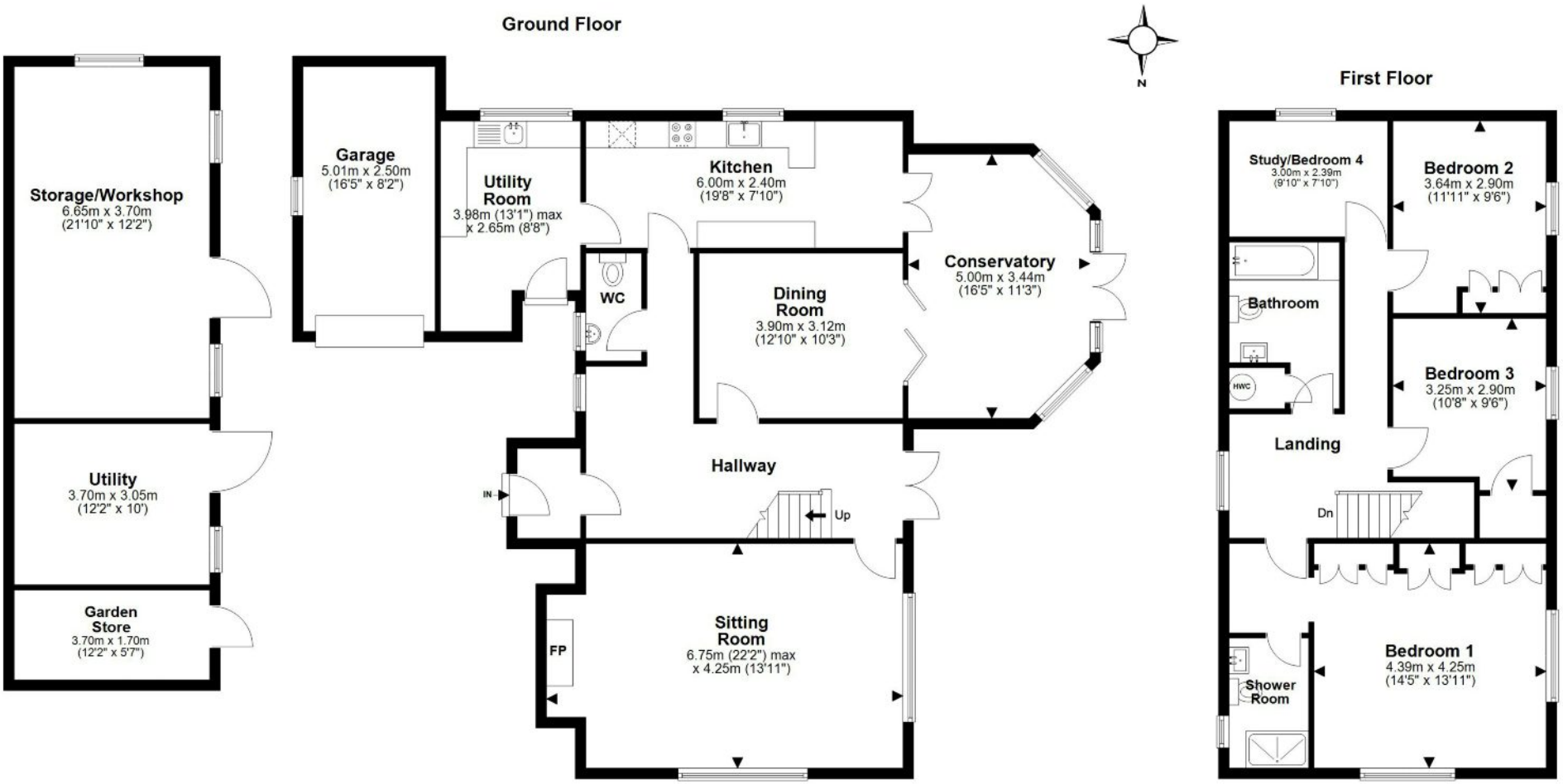


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.















Grounds & Gardens

The gardens are a true haven for wildlife, featuring a separate gated paddock and an attractive formal garden laid mainly to lawn, bordered by deep hedging and enjoying uninterrupted views over the open Forest and paddocks to the rear. This idyllic setting provides a tranquil space in which to sit, embrace nature, and watch the stunning sunsets across the New Forest. A range of outbuildings complement the grounds, including a good-sized attached single garage with electric door, a stable block incorporating two stables and a tack room, as well as a further field shelter within the paddock. In addition, there is a greenhouse and a dedicated area for growing vegetables, perfect for those with a passion for outdoor living.

The Situation

The house occupies a glorious position and enjoys expansive open southern and westerly views across the New Forest. The house is perfectly situated to enjoy open walks and cycle rides across the adjacent Forest while also being only four miles from the market town of Lymington. There is a nearby well regarded Pub at East End approximately a mile away There are excellent marinas, sailing clubs and facilities at both Lymington and Bucklers Hard while Brockenhurst station (7 miles) provides direct rail services to London Waterloo in approximately 2 hours.





Services

Tenure: Freehold
Council Tax: G
EPC: D Current: 61 Potential: 76
Property Construction: Brick elevations with slate roof

Utilities: Mains electric, water. The property benefits from solar panels. Private drainage via a septic tank that the property has the sole use of. The tank is located on the boundary of the property. There is no mains gas supply and the water supply is not on a water meter.

Heating: Oil

Broadband: FFTC Fibre-optic cable to the cabinet, then to the property. Ultrafast broadband with speeds of up to 1800mbps is available at this property.

Conservation Area: Forest South East

Parking: Private driveway and garage

Directions

From Lymington take the B3054 towards Beaulieu. Cross the causeway over the Lymington River and then turn immediately right signed to South Baddesley and East End. Follow this road through East End passing the East End Arms. After half a mile, the country on the left hand side becomes open Forest and shortly afterwards follow the road round a sharp right angle bend to the left. Continue for a further three quarters of a mile and the house will be found on the right hand side.

Important Notice

Spencers 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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