

Skylark

Exbury Road, Beaulieu, SO42 7YS

SPENCERS
NEW FOREST


GIVE WAY

SKYLARK

EXBURY ROAD • BEAULIEU

Immersed in the heart of the New Forest National Park. This beautiful 4/5 bedroom detached home has been lovingly cared for by the current owners and is a wonderful retreat. The property enjoys a garden full of wildlife and colourful shrubs and backs onto the Beaulieu Estate offering a picturesque leafy outlook to the rear and far reaching views over the open forest to the front.

£725,000

4/5 2 2

















The Property

The entrance door opens into the welcoming reception hall which leads through to the dining room and spacious living room. The living room is the hub of the house with wonderful leafy views of the garden and a wood burning stove providing a warming focal point to the room and a door leading to the sunny patio area.

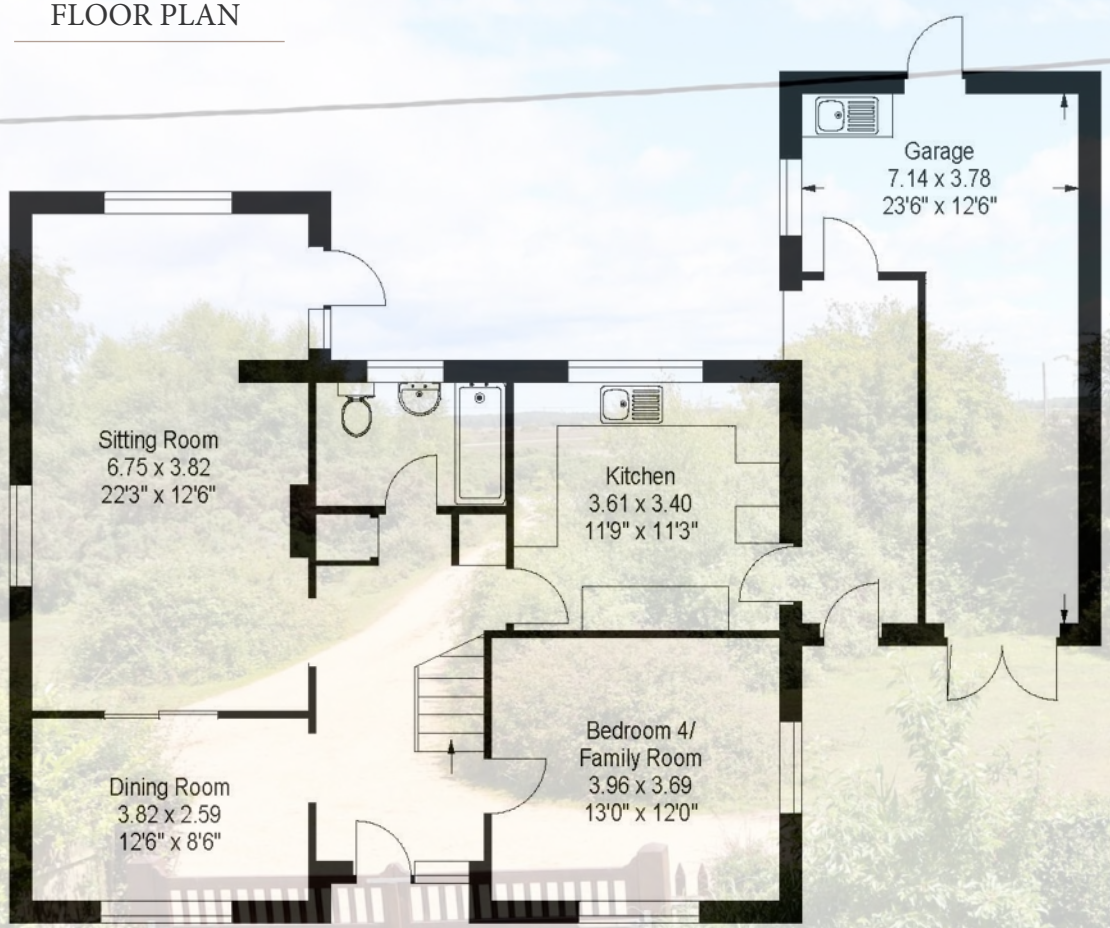
The kitchen is fitted with a range of eye and base level storage cupboards, space for a range cooker and dishwasher with views of the attractive rear garden.

There is a door leading out into the lobby connecting to the garage which houses a utility area with space and plumbing for a washing machine and tumble dryer.

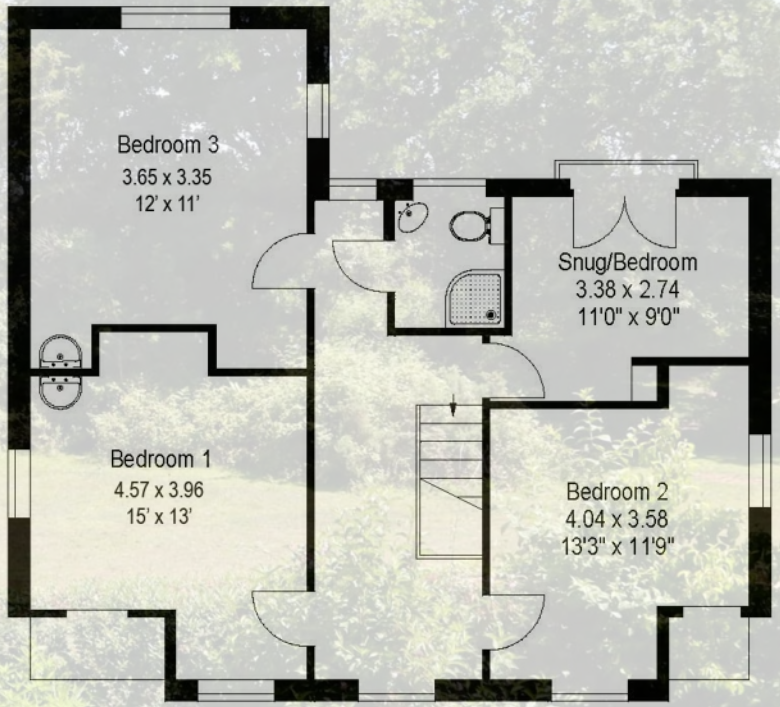
To the ground floor there is also a spacious dual aspect family room which could alternatively be used as a ground floor double bedroom and finally a family bathroom with WC.

Stairs from the hallway lead to the landing with doors opening to three double bedrooms, a fourth single bedroom or study with a Juliette balcony offering spectacular views of the garden. Bedroom two has access to the boarded loft. The family shower room completes the accommodation on this floor.

FLOOR PLAN



Ground Floor



First Floor

Approximate
Gross Internal Floor Area
Total: 180sq.m. or 1938sq.ft.
(Including Garage)

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NOT TO SCALE











Grounds & Gardens

Wooden double gates lead to an extensive area of shingled off road parking and the detached single garage. There is mature hedging along the front boundary.

The rear garden is an oasis for nature and enjoys an area of lawn, woodland back drop interspersed with a variety of planted borders and mature trees and shrubs providing year-round colour. There is a garden terrace for entertaining.

Additional Information

Tenure: Freehold
Council Tax Band: F
Energy Performance Rating: D Current: 56 Potential: 72

Mains electric and water
Oil fired heating
Private drainage: Septic tank

Broadband: ADSL Copper-based phone landline, Fibre-optic cable to the cabinet, then to the property
Superfast broadband with speeds of up to 80 Mbps is available at the property (Ofcom)

Mobile coverage: No known issues, buyer to check with their provider





The Situation

The property is situated at the end of a private forest track on the edge of Beaulieu estate and adjoins the open forest. Beaulieu village is close by and offers a range of local amenities, restaurant's and tearooms and a primary school. The Georgian market town of Lymington lies approximately 7 miles to the west with its marinas and yacht clubs. There is also a popular marina at nearby Bucklers Hard. Approximately 4 miles away is Brockenhurst village which offers a mainline railway station with direct links to London Waterloo in approximately 90 minutes and a good local community of shops and restaurants. Historic Hythe village is 3 miles to the east with its ferry to Southampton, Supermarkets and pedestrianised high street. There are recreation centres at Applemore 3 miles and Calshot on the coast 6 miles away.

Directions

From Lymington head over the river following signs to Beaulieu. Cross Beaulieu Heath and at the T-Junction by Hatchet Pond turn right towards Beaulieu. Continue on this road for about a mile before turning right towards Beaulieu village centre. Continue on this road through the village centre passing the Montagu Arms and crossing the bridge before passing the Abbey on your left and leaving the village. Follow Palace Hill to the top and take the first turning right and right again by The Royal Oak pub onto Exbury Road and take the first gravel track on the right.

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 or 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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