

1 Hurstly Cottage

Lower Sandy Down Lane, Boldre, SO41 8PP

SPENCERS
NEW FOREST







1 HURSTLY COTTAGE

LOWER SANDY DOWN LANE • BOLDRE

This stunning four bedroom semi-detached cottage originally the gardeners cottage for the large estate, has undergone a programme of refurbishment and updated to a high specification in recent years and provides tranquillity and seclusion in the sought after hamlet of Sandy Down. Sitting within a generous plot circa 0.5 acre with beautiful south facing garden and holding paddock to the front.

£995,000

4 3 2











The Property

A side access leads into an entrance hall with original oak wood flooring and wood panelling. This opens out directly into the generous kitchen and offers both wall and base units with coordinating work surfaces. And space for appliances.

A door leads to an inner hall with pantry cupboard, which in turn leads to a utility and shower room. From the main hall, a door leads to a superb light and bright open plan dining room with engineered Oak smoked flooring from the Luxury Flooring Co and a wood burner set on a stone hearth.

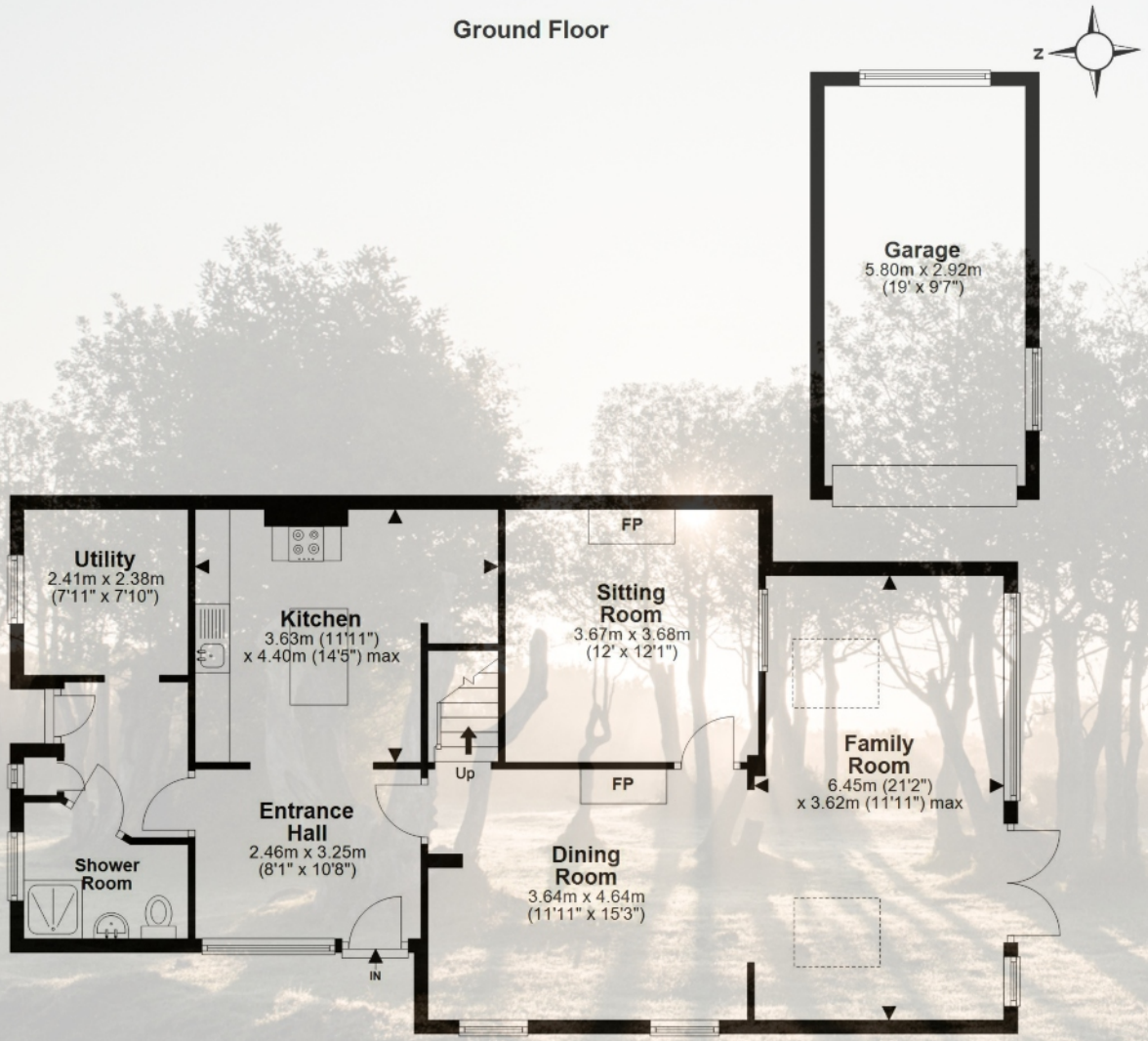
Steps lead down to the spacious family room with far reaching views across the valley beyond and access out onto the garden. A cosy sitting room with cinema style lighting provides an ideal snug/cinema room with open fire and completes the ground floor accommodation.

A sliding barn door leads to the stairs up to the first floor accommodation. There are four double bedrooms in total with the principal bedroom streaming with light from dual aspect windows as well as the second largest bedroom, with uninterrupted views across woodland and countryside. The two rear rooms both have a period fireplace feature.

All bedrooms are serviced by a beautifully appointed family bathroom with Burlington suite and marble tops. Fixtures and fitting throughout are from Corston Architectural and Jim Lawrence.

Floor Plan

Ground Floor



Approx Gross Internal Areas

House: 170.1 sqm / 1831.0 sqft
Garage: 16.9 sqm / 182.0 sqft

Total Approx Gross Area:
187.0 sqm / 2013.0 sqft

First Floor

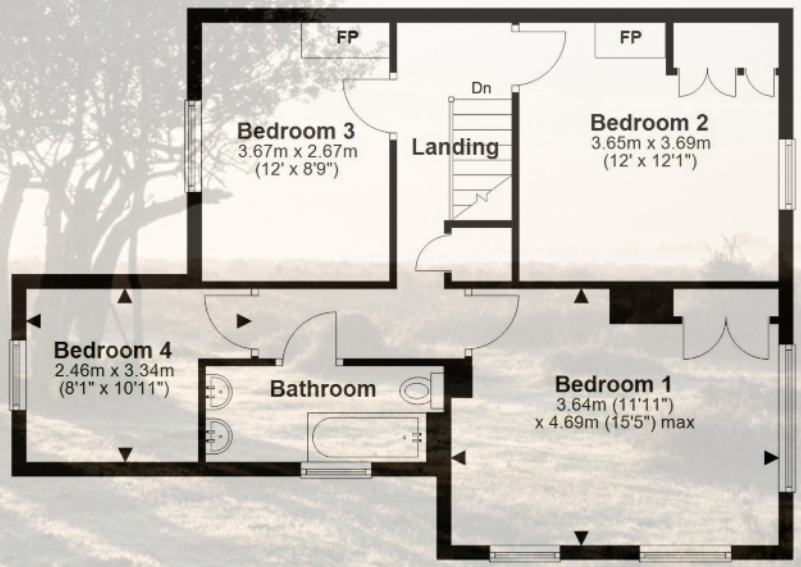


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.











Grounds & Gardens

A gravelled driveway provides extensive parking for several cars accessed via a long driveway. The garden lies to the front of the property with southerly aspects mainly laid to a gentle sloping lawn with a selection of trees and shrubs, the plot measuring approx 0.5 acre.

A small separate paddock sits at the lower part of the plot with a five bar gate onto the lane.

Additional Information

Tenure: Freehold
Council Tax Band: E
Energy Performance Rating: D Current: 56 Potential: 73

Services: Mains gas, electric and water
Private drainage: Domestic/small sewage treatment plant (shared use). Located within the boundary of the property and serves two properties.

Gas central heating

Property construction: Standard Construction

Flood Risk: Very low

Broadband: FFTC - Fibre optic cable to the cabinet, then to the property

Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom)

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







Directions

From our office in Brookley Road turn left and at the end of the road, at the T junction, turn right, over the railway crossing, on to the Lymington Road. Continue on this road and take the turning into Sandy Down just past the Filly Inn. Take the first right into Hurstly Lane and at the end of the road turn left. The property is the first drive on the left hand side where the property can be found on the right off the drive.

The Situation

The property is situated on a quiet country lane in a tranquil and sought after location. Brockenhurst station is only 2 miles away, with direct trains to London Waterloo throughout the day (approx 90 minutes). The village offers a thriving community, a generous selection of shops and restaurants and one of the best golf clubs in the New Forest.

It is approximately 4 miles from the delightful Georgian town of Lymington with its marinas and ferry links to the Isle of Wight.

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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