



WOODLANDS  
SANDY DOWN • HAMPSHIRE



# WOODLANDS

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Sandy Down, Boldre, Lymington, Hampshire

A RARE OPPORTUNITY TO PURCHASE A BEAUTIFUL, BRAND NEW, BESPOKE HOME IN AN OUTSTANDING LOCATION.

Built to the highest standard, this stunning, modern country house blends traditional New Forest design with contemporary flair. Quality has been key throughout the design, construction and interior specifications of this handsome, family home. Detailed craftsmanship and the finest finishes throughout add to the understated luxury of this exceptionally airy home.

WITH OVER 350M2 OF FLEXIBLE ACCOMMODATION, SUBSTANTIAL OUTBUILDINGS AND SET IN GROUNDS OF APPROXIMATELY ONE AND A HALF ACRES.

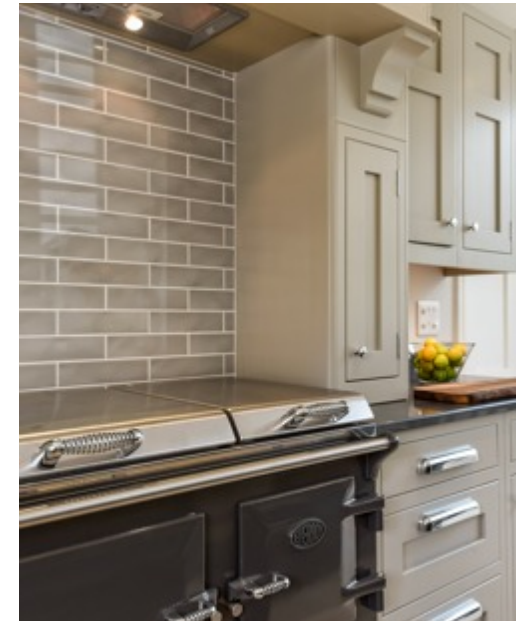
Entrance Hallway • Drawing Room • Dining Room • Kitchen/Breakfast/Family Room  
Study • Downstairs Bedroom • Utility Room • Cloakroom

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Master Bedroom Suite • Guest Bedroom Suite • Two Further Bedrooms  
Family Bathroom

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Separate Home Office/Garden Room • Double Garage with Adjoining Carport  
Gardens • Extensive Gardens





Woodlands is a rarity: inspired by New Forest country houses, it has the charms associated with a period property, yet offers all the comforts and luxuries expected for 21st century family living. Built by local chartered builders, Dunford Construction, the quality and attention to detail is outstanding including its attractive and careful mix of traditional materials, including Michelmersh bricks with corbel detailing and handmade clay roof tiles.



The gabled entrance porch opens onto an impressive reception hall with limestone flooring, bespoke turning staircase with hand carved oak banister and galleried landing. Wide double doors lead through to the drawing room: an elegant room featuring a Chesney limestone fireplace with granite hearth, while bi-fold doors open the room to the gardens and woodland beyond.



All the principal reception rooms are positioned along the back of the house, so that they benefit from additional privacy and make the most of the impressive views. These rooms 'flow' into each other, creating flexible, multifunctional spaces ideal for family life. The drawing room leads into the dining room with its engineered French Oak floor, a Clearview wood burning stove, Chesney fireplace and 1909 dressers in chalk and oak.

The dining room opens onto the kitchen/breakfast/family room a light-filled space with vaulted ceiling. This room is fitted with contemporary country style kitchen furniture by 1909 finished in Slate and Stone with oak and Graphite quartz worktops. A glazed dresser and free standing pantry sit alongside a large island unit with Miele gas hob, microwave combi oven and wine fridge as well as a hidden 'pop-up' power point and USB charger. Other appliances include integrated Miele fridge, freezer and dishwasher as well as an Everhot electric range with induction hob.





Other significant rooms downstairs include a utility/boot room which provides extra storage as well as an additional butler sink and dishwasher. The large airing cupboards contain the hot water cylinder, boiler and water softener. The study houses the CCTV security and WiFi systems. The fifth bedroom / TV room has its own terrace reached via bi-fold doors. Features include underfloor heating running throughout the whole of the downstairs and all the windows to the front having bespoke hardwood shutters with silent split.

Adjacent to the house is a separate games room consisting of a well-proportioned room with vaulted ceiling and a bathroom, which could be suitable for use as a gym, art studio, or home office.



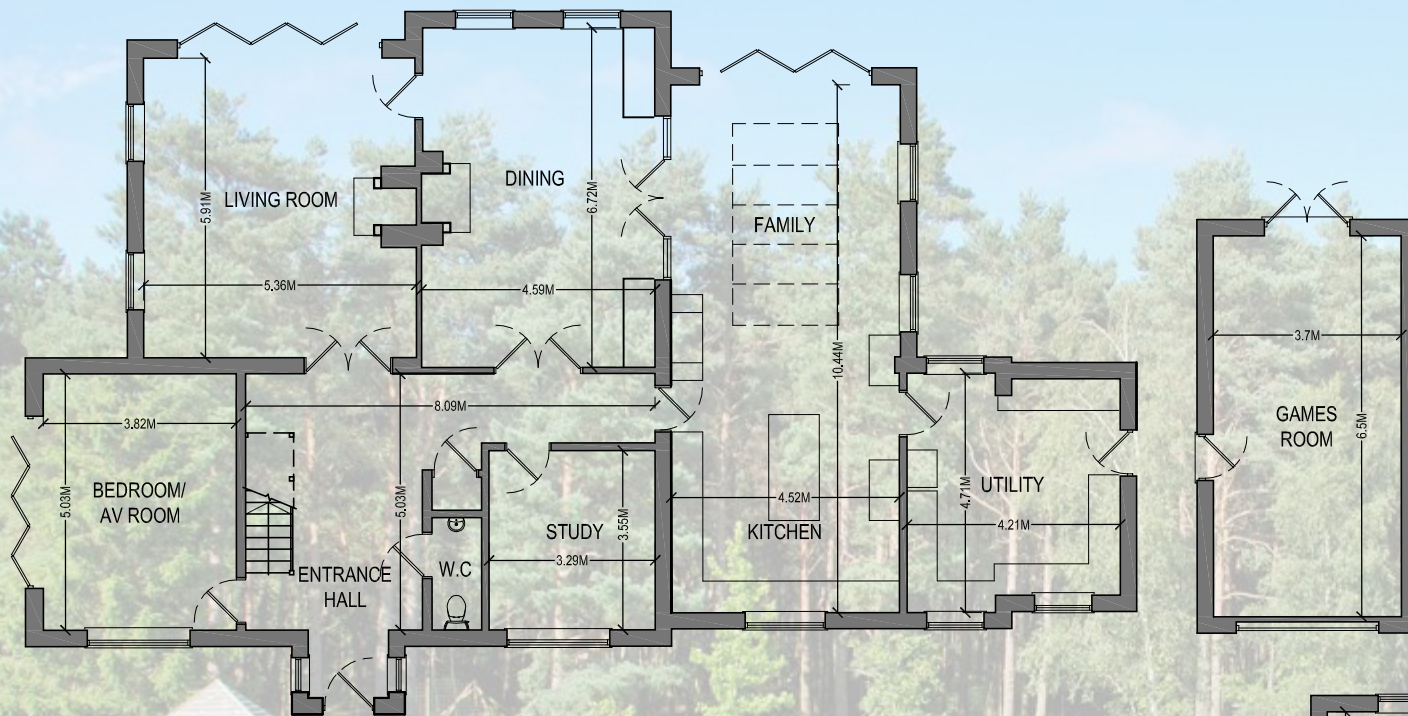


First floor accommodation includes four spacious double bedrooms. The master bedroom has a vaulted ceiling and views over the gardens, and comprises en suite bathroom, walk-in wardrobe and access to a west-facing roof terrace. The guest bedroom also features a vaulted ceiling with en suite bathroom, while the two remaining bedrooms share a 'Jack and Jill' bathroom. All these bathrooms feature classically-styled sanitaryware by Burlington with brassware by Perrin & Rowe in nickel finish, big walk-in showers with rainfall shower heads and underfloor heating.

The interiors are finished to an exceptionally high standard in a scheme of soft neutrals. Walls are painted in Farrow & Ball's Ammonite, Elephant's Breath, Strong White and Old White, whilst windows are dressed in fabrics by Jane Churchill, Ian Mankin, Brentano and Osborne & Little. Carpet is 100 per cent wool New Malabar in Husk by Cormar, and feature lighting is by Cox & Cox, Jim Lawrence, Oka and Vaughan.

The attention to detail throughout the house is impressive. Dunford Construction have an ethos of ensuring that every individual component is the best it can be: from the craftsmanship of the lead work and the smoothness of a handle or the weight of a door to the underfloor heating system operated by touch screen controls with remote Wi-Fi access.



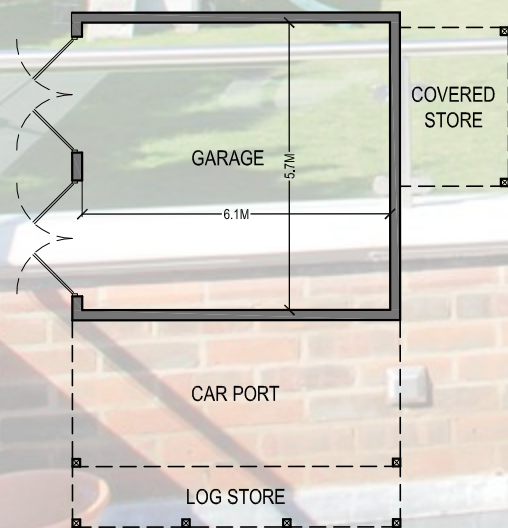


GROUND FLOOR PLAN

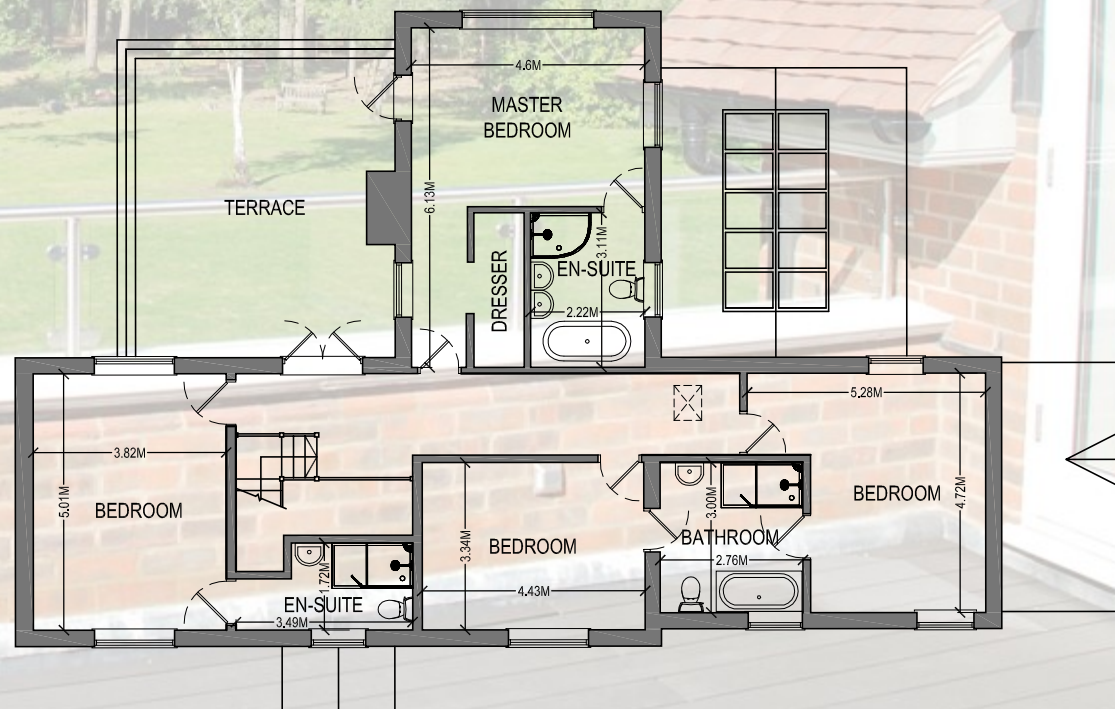
APPROXIMATE  
GROSS INTERNAL FLOOR AREA:  
HOUSE - 353.2 SQ M/ 3802 SQ FT  
GARAGE - 125 SQ M/ 1345 SQ FT

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NOT TO SCALE



GARAGE FLOOR PLAN



FIRST FLOOR PLAN





## Gardens and Grounds

Woodlands makes the most of its picturesque views and tranquil setting with many rooms having direct access to either the garden or large roof terrace. The garden is a natural haven of approximately an acre and a half, and offers areas of interest including a fire pit, summer house, gazebo, mature borders and its own woodland. Situated within the New Forest National Park and backing onto the beautiful Roydon Woods, yet only a short drive from both Brockenhurst mainline station and Lymington's shops and marinas, Woodlands offers an exceptional opportunity to have the best of both worlds.

Woodlands is approached through an electric gate which opens onto a wide gravelled drive with turning circle and extensive parking. To the right sits a large oak-framed, double garage with electric wooden doors, a car port, loft and external store. Indian sandstone has been used to create walkways and seating areas around the house. Lawns and mature trees surround the property which has its own woodland to the rear. Established borders and more recent planting provide colour and interest all year round, features include an elevated gazebo area, fire pit, raised beds, summer house and oak-framed log store.

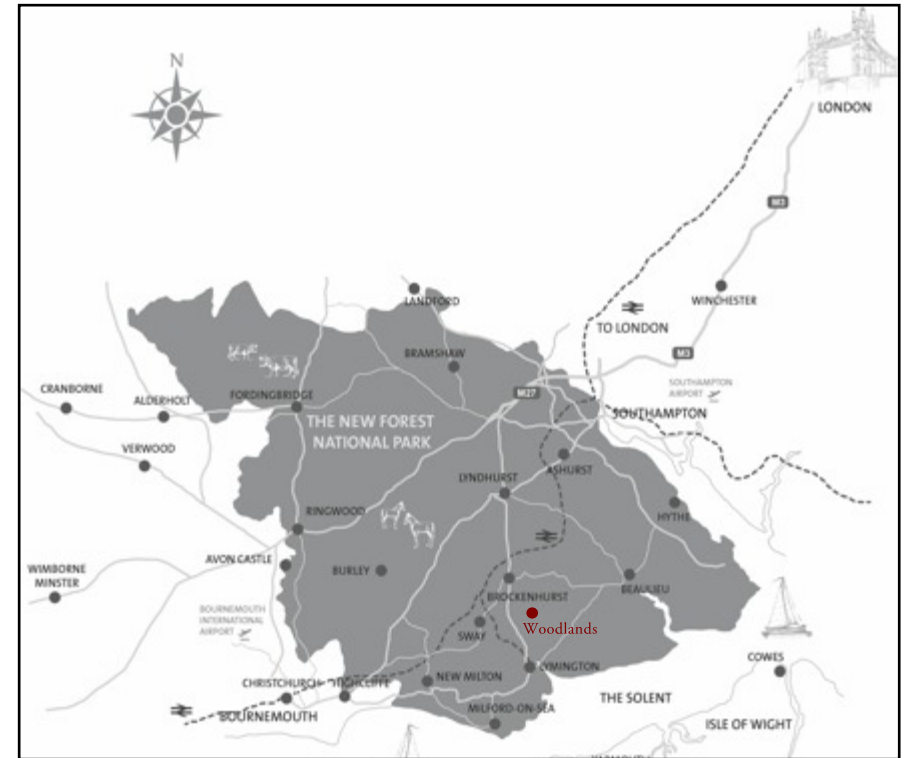
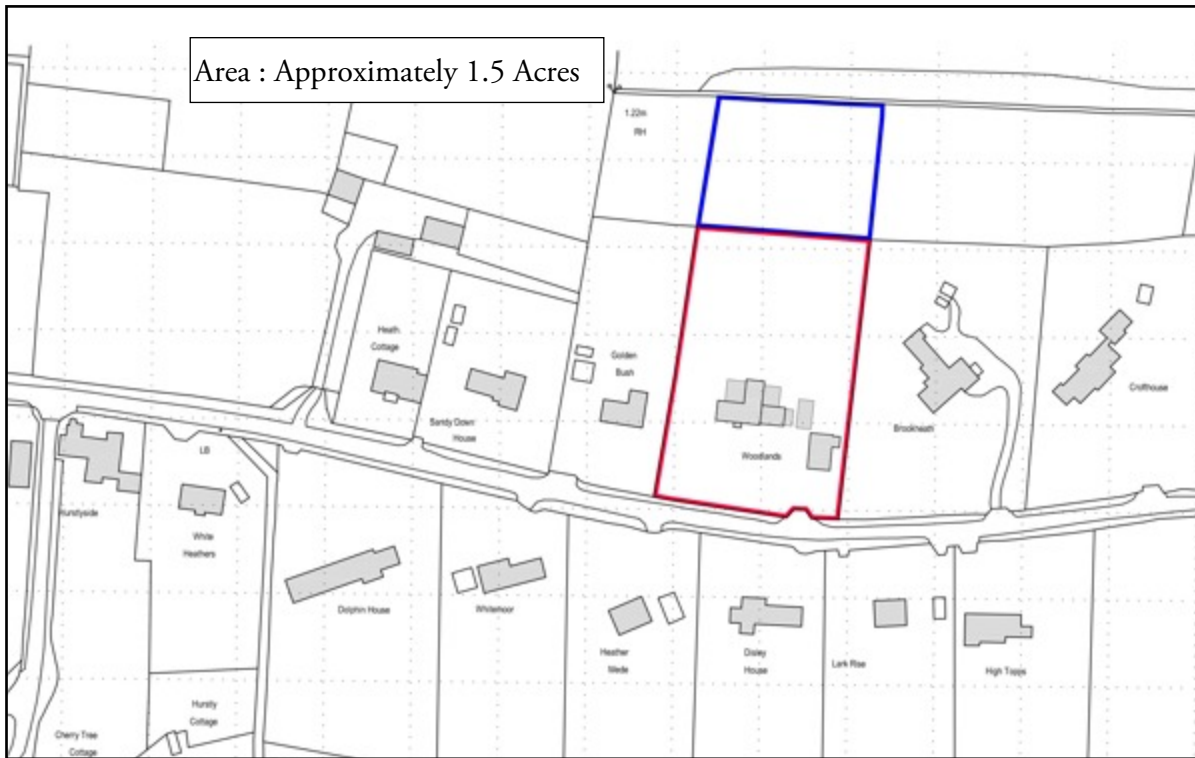
Spencers Of The New Forest Ltd would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for their 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 fittings, 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 for you.



## Situation

- Woodlands is situated in the sought-after hamlet of Sandy Down, in Boldre parish.
- The New Forest National Park is within easy walking distance with the open heath of Setley Pond to one side and the Lymington river valley to the other.
- The house backs onto Roydon Woods, a mix of woodlands, streams, and heathland, and a site of special scientific interest.
- Despite its rural setting, the village of Brockenhurst, is just two miles to the north, and benefits from a mainline station with direct access to London Waterloo and a selection of local facilities including shops, restaurants, primary school, popular tertiary college, and golf club.
- Lymington, two miles to the south, is a vibrant Georgian market town with world renowned yachting facilities, Saturday market, ferry service to the Isle of Wight, good schools and an excellent range of shops.





### Directions (Postcode: SO41 8PL)

Leave Brockenhurst on the A337 towards Lymington passing the Filley Inn Public House. After approx. third of a mile turn left, signposted to Sandy Down and Boldre Church. Continue along for approximately half of a mile and the property can be found on the left hand side.

### Viewing

By prior appointment only with the vendors either joint sole selling agents Spencers of the New Forest and John D Wood.

### Services

- Council Tax Band: G
- Mains Electric, Gas and Water. Private Drainage
- Gas Fired Central & Underfloor Heating
- Energy Efficiency Rating: B Current: 84 Potential: 88



**SPENCERS**   
OF THE NEW FOREST

41 Brookley Road | Brockenhurst | Hampshire | SO42 7RB  
+44 (0)1590 622551 brockenhurst@spencersnewforest.com

**JOHN D WOOD & CO.**

53 High Street | Lymington | Hampshire | SO41 9ZB  
+44 (0)1590 677233 lym.sales@johndwood.co.uk

