



Carpenters Cottage, Beaulieu, Hampshire





Carpenters Cottage, Dock Lane, Beaulieu, Hampshire

An extended Arts and Crafts style house set within grounds of approximately 2.3 acres and with unrestricted views over surrounding countryside to the River Beaulieu.

Carpenters Cottage is a substantial, privately located family home with formal and informal accommodation. The large, welcoming entrance hall with wood flooring leads to the triple aspect sitting room, dining room and formal drawing room with floor to ceiling sash windows, door to the terrace and an open fire. Double doors from the hall lead to the heart of the house which is an open-plan kitchen/breakfast room with an electric Aga, central island unit and double doors to the conservatory. The remainder of the ground floor is made up of a utility room, cloakroom and boot room. Upstairs, the main bedroom which enjoys views to the east, has a large en suite shower room and dressing room. There are five further bedrooms (one with an en suite bathroom) and a family bathroom.

The impressive gardens and grounds extend mainly to the south and west and include large lawned areas, mature trees and shrub borders. Immediately to the south and east of the house is a large stone terrace with steps to an outdoor swimming pool. Outbuildings include a pool house, garages and stores.



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Location

Dock Lane is one of the most sought after areas of Beaulieu and lies about 0.6 miles from the village itself. Lymington is about 7.3 miles away and has a good selection of independent shops and restaurants as well as marinas and train station. Independent schools include Walhampton, Durlston Court and King Edward's in Southampton.

Local Authority: New Forest District Council

Council Tax band: H

Tenure: Available freehold

Guide price: £3,100,000





Carpenters Cottage

Approximate Gross Internal Area

Main House = 3977 Sq Ft / 369.49 Sq M

Garage 1 / Store = 876 Sq Ft / 81.36 Sq M

Garage 2 = 331 Sq Ft / 30.80 Sq M

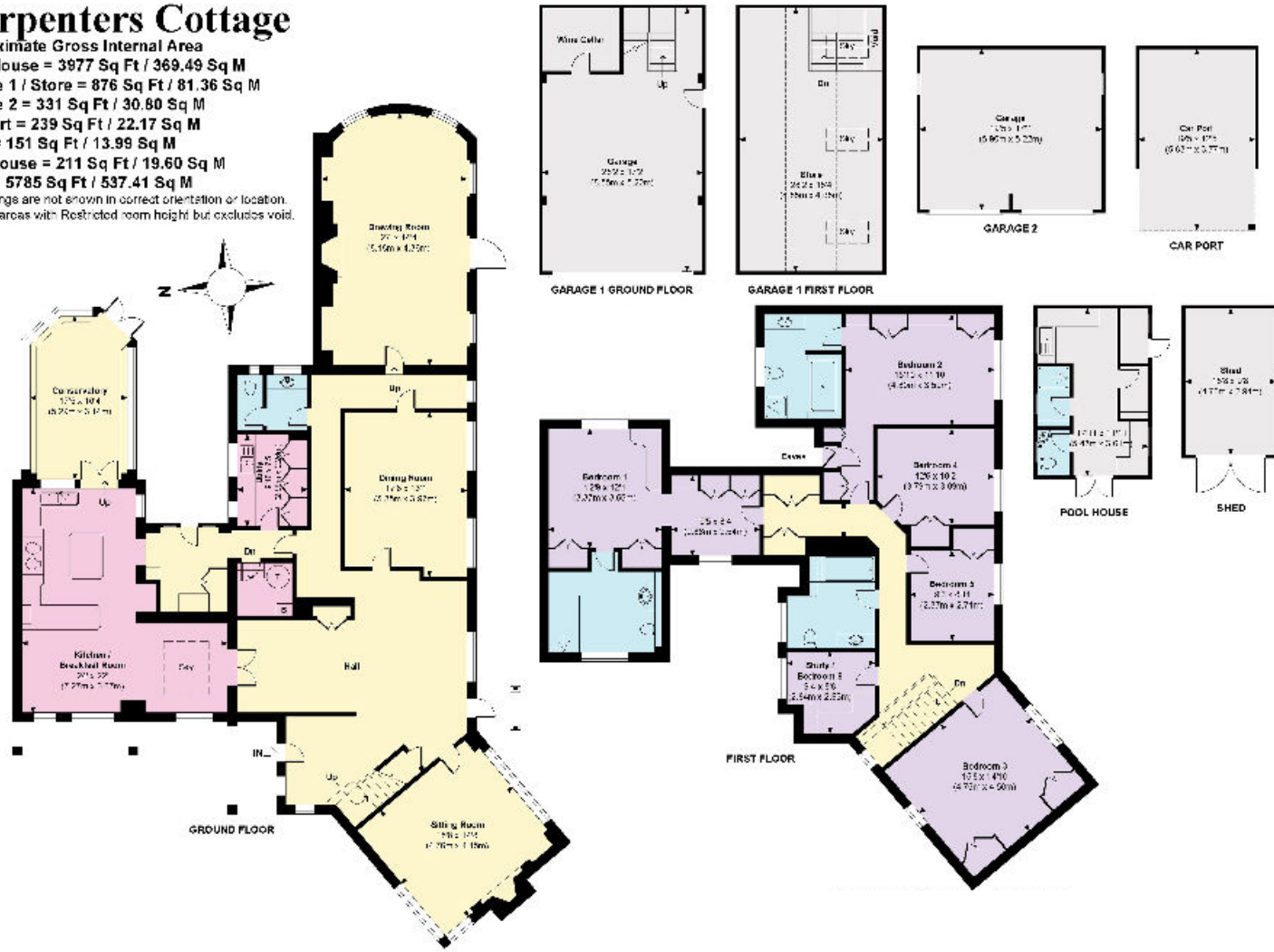
Car Port = 239 Sq Ft / 22.17 Sq M

Shed = 151 Sq Ft / 13.99 Sq M

Pool House = 211 Sq Ft / 19.60 Sq M

Total = 5785 Sq Ft / 537.41 Sq M

Outbuildings are not shown in correct orientation or location.
Includes areas with Restricted room height but excludes void.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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