



A family home within the New Forest National Park

Kingswood, Hilltop, Beaulieu, Brockenhurst, Hampshire, SO42 7YR

Freehold

savills

Sitting room • Family room • Main kitchen • Dining room
• Study • Principal bedroom suite • Guest suite • Three
further bedrooms • Family bathroom • Double garage •
Single garage with kitchen • Gardens of about 0.33 acres

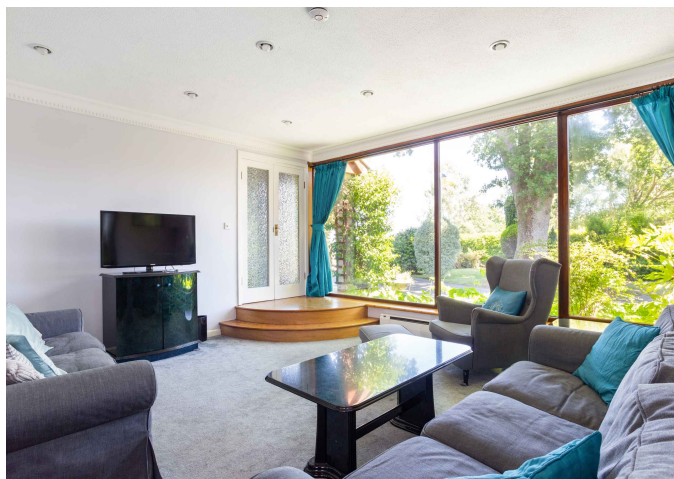
Situation

The property is located within approximately 1.9 miles of the historic village of Beaulieu, which is a particularly sought after area within the New Forest National Park. The Georgian market town of Lymington lies approximately 7 miles to the west and offers a comprehensive range of shops, restaurants and local businesses, along with its marinas and popular yacht club. There is also a marina at the nearby Buckler's Hard. The village of Beaulieu has a useful range of shops with a garden centre and Michelin star restaurant. There is a thriving primary school and easy access to a wide range of private and state schooling in the area, including Hordle Walhampton, Durlston Court, King Edward VI and Talbot Heath. The nearby Beaulieu River Sailing Club is within about 1 mile and offers opportunities for sailing enthusiasts, as well as the Royal Southampton Yacht Club in nearby St Leonard's and Bucklers Hard marina. Airports and train stations are within easy reach and the M3 a short drive away.

Description

Kingswood enjoys a fabulous position within The New Forest surrounded by some of

Hampshires finest countryside and offering a fabulous living environment. The property comes with five bedrooms on the first floor of which two have en suites and include a generous principal bedroom with dressing room and balcony from which to admire the views over the open forest, remaining bedrooms are serviced by a family bathroom. This is a spacious home and well set up for family living, on the ground floor there is a generous entrance hall which opens on to the principal sitting room which is a great space for everyday living and formal entertaining. Steps rise up from this room to the dining room which again is a great formal reception space and sensibly located next to the kitchen with its comprehensive range of floor and wall mounted units including cupboard and drawer sections with work surfaces over. Further reception space includes a study, a large family room and there is also a second kitchen. The property comes with two staircases and so it is easily possible to create a separate integrated Annex offering great flexibility.





Outside

The property is approached via a cattle grid which allows access on to the in and out carriage driveway where there is ample parking for numerous vehicles as well as access to the garaging. The lawned gardens at the front are attractively arranged with mature hedge row boundaries offering great privacy, there are fabulous views out towards the front over the open forest.

The main area of garden is laid to the rear of the property and include a terraced area which provides ample space for entertaining and there is a large heated swimming pool which is ideal for recreation. There is a summer house and like the front, the rear boundary is bordered by hedgerow and there are views out over the woods to the rear.

Tenure

Freehold

Services

Mains water and electric. Oil fired central heating. Private drainage.

Outgoings

Council Tax Band H

Local Authority

New Forest District Council

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.
EPC = D

Viewing

Strictly by appointment with Savills.

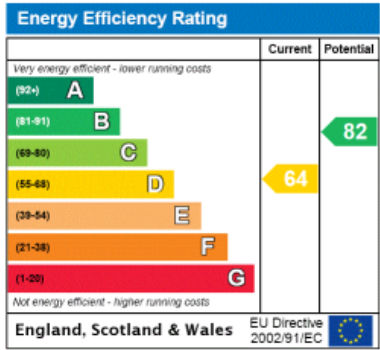


Approximate Area = 347.6 sq m / 3741 sq ft (Excluding Pool)
Including Limited Use Area (7.1 sq m / 76 sq ft)
Summer House = 11.4 sq m / 123 sq ft
Total = 359 sq m / 3864 sq ft
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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