

SANDY DOWN • BOLDRE • HAMPSHIRE

WINDMILL

A NEW FOREST HOME OF RARE CHARACTER

A HOME. A HERITAGE. A NEW CHAPTER.

Some places become part of the family.

Tucked into the New Forest landscape between Lymington and Brockenhurst, Windmill is an established country home with a wonderfully private setting and an unmistakable sense of place.

For more than 35 years, it has belonged to the same family. Now, for the first time in a generation, a new owner has the opportunity to create a life here - surrounded by mature gardens, paddocks and woodland, with room for family, friends and horses.

More than a collection of rooms and acres, Windmill is somewhere to imagine the years ahead.



THE ESSENTIALS

The space to live exceptionally.

6 BEDROOMS	4.3 ACRES (APPROX.)	7 STABLES
1 TENNIS COURT	4,887 SQ FT MAIN HOUSE*	2,059 SQ FT OUTBUILDINGS*

*Approximate gross internal area from the supplied floorplan. Main house figure includes the double garage; outbuildings include further garaging. Combined total approximately 6,946 sq ft (645.3 sq m).

THE RESIDENCE

A house for living well.

Generous reception rooms offer both the elegance of a traditional country house and the freedom to accommodate busy modern family life - from quiet afternoons by the fire to relaxed evenings with friends.



DRAWING ROOM



FAMILY RECEPTION





MADE FOR GATHERING

Everyday moments, beautifully lived.

A traditional country kitchen, breakfast room and inviting dining spaces provide plenty of room for family meals, celebrations and the gentle rhythm of home.



PRIVATE ACCOMMODATION

Space for everyone.

Six bedrooms provide flexible accommodation for family and guests, alongside an additional first-floor office.

The generous bedroom accommodation is complemented by a range of living spaces on the ground floor, including a drawing room, dining room, reception room, study, breakfast room and kitchen.

The house is ready to be enjoyed, reimagined and adapted to suit the way its next owners want to live.



AN ESTABLISHED EQUESTRIAN SETTING

THE EQUESTRIAN OPPORTUNITY

Horses at home. The Forest nearby.

For riders, Windmill offers a compelling combination: an established private stable yard, grazing land and the freedom to build equestrian life into the everyday.

Seven stables, tack rooms, storage and interconnected paddocks are set within the grounds.

The surrounding New Forest landscape, including the Roydon Woods and Setley area, offers exceptional opportunities for riding and exploring. Prospective purchasers should confirm any required access routes and rights.

SEVEN STABLES • PADDOCKS • TACK & STORAGE

OUTSIDE

The luxury of room to roam.

Around 4.3 acres of established grounds create privacy and possibility: broad lawns, mature trees, garden spaces and paddocks, with a hard-surface tennis court discreetly nestled into the landscape.



THE GARDENS



THE TENNIS COURT

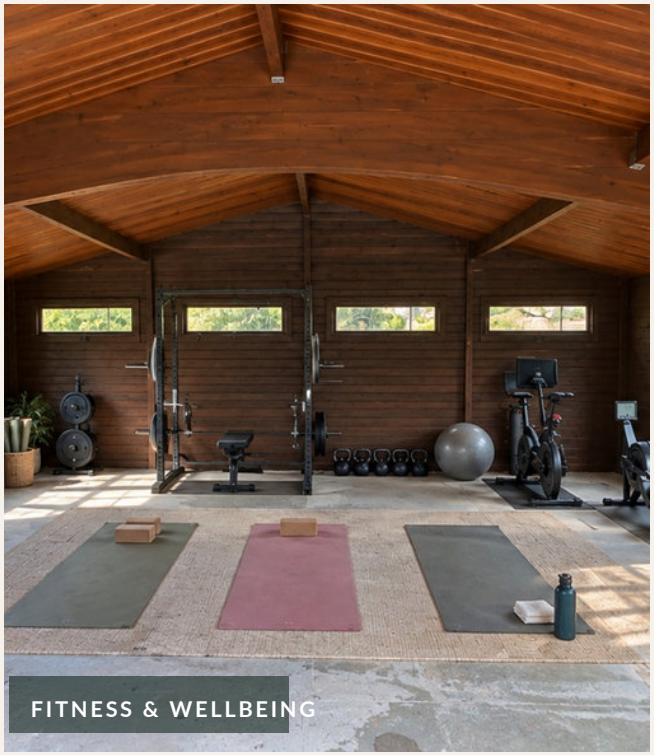
ROOM TO IMAGINE

So much more than the main house.

The collection of ancillary buildings and spaces adds an unusual degree of versatility - whether for fitness, working from home, hobbies, family activities or future plans, subject to any consents required.



THE GARDEN STUDIO



FITNESS & WELLBEING



THE TREEHOUSE

The detached timber building was formerly used as an indoor pool and is now presented as a gym/studio. The grounds also include a treehouse, greenhouse, kitchen garden and additional storage and garaging.



BETWEEN FOREST AND COAST

Secluded.
Not isolated.

Windmill sits at Sandy Down, Boldre, between the coastal town of Lymington and the New Forest village of Brockenhurst.

Lymington brings marinas, sailing, independent shops, restaurants and the Solent coastline within easy reach.

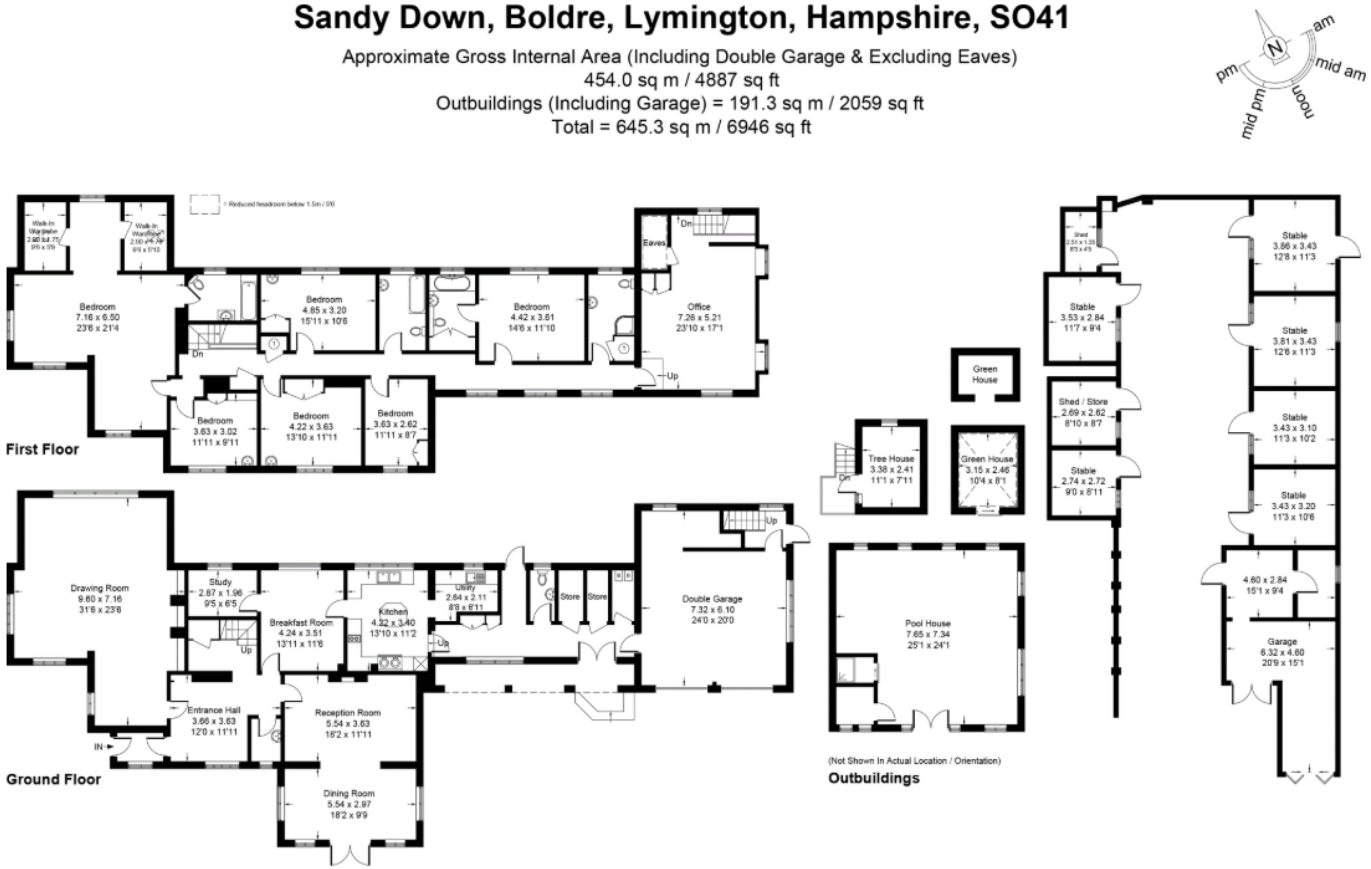
Brockenhurst offers village amenities and rail connections, including services towards London Waterloo.

All around is the New Forest National Park: a landscape of open heath, ancient woodland, walking, riding and cycling.

COUNTRY • COAST • CONNECTIONS

ACCOMMODATION & ANCILLARY BUILDINGS

The floorplans.



Floorplans and measurements are reproduced from supplied particulars and are for identification and guidance only. All dimensions are approximate; buyers should verify details during inspection.

IN BRIEF

Windmill | Property particulars

THE RESIDENCE

- Six bedrooms and first-floor office
- Drawing room, reception room and dining room
- Study, breakfast room and country kitchen
- Utility and ancillary storage
- Double garage within main-house floorplan
- Approx. 4,887 sq ft main-house GIA*

THE GROUNDS & OUTBUILDINGS

- Approx. 4.3 acres of grounds and paddocks
- Seven stables, tack rooms and stores
- Hard-surface tennis court
- Detached former pool building / gym-studio
- Treehouse, greenhouse, garden areas and garaging
- Approx. 2,059 sq ft outbuilding GIA*

SALE INFORMATION

Location: Sandy Down, Boldre, Hampshire, SO41 | Asking price: £3,000,000 | Chain: No onward chain | EPC: D (66); potential C (73)

Combined gross internal area: approximately 6,946 sq ft (645.3 sq m), including main-house double garage and outbuildings. *Figures reflect the supplied floorplan. Purchasers should verify all measurements and legal particulars.

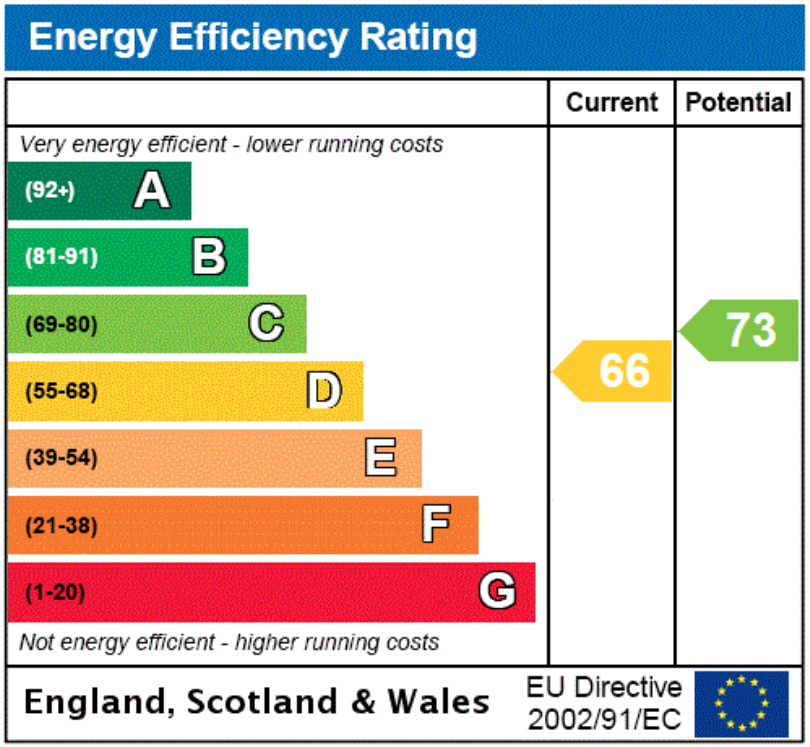
REFERENCE INFORMATION

The grounds. The details.

INDICATIVE SITE BOUNDARY



ENERGY PERFORMANCE CERTIFICATE



Boundary outline is illustrative only, not a surveyed plan. EPC extract supplied by the owners. Legal title, planning status and boundaries should be confirmed through the appropriate documentation.

IMPORTANT INFORMATION FOR PURCHASERS

A home to discover in person.

The images, descriptions and plans in this brochure are intended to introduce Windmill and its unique character. We encourage all prospective purchasers to experience the property, its grounds and setting first-hand.

NOTES

All areas, dimensions, boundaries and descriptions are provided in good faith, for general guidance only, and should not be relied upon as statements of fact. The accuracy of particulars has not been independently verified, and purchasers must satisfy themselves by inspection and appropriate enquiries. No statement forms part of any contract or warranty. Photographs are intended to convey the character and potential of Windmill. Some images include illustrative presentation, particularly the fitness/studio space; furnishings, equipment, planting and finishes may differ from those seen at a viewing. Availability, asking price, tenure, legal rights, planning consents and fixtures/inclusions should be confirmed before any offer is made. Riding access and routes are subject to verification. The asking price is £3,000,000 at the time of preparation and should be reconfirmed with the owners or appointed representative. The boundary plan and floorplan are indicative only and not for determining legal ownership.

TO REQUEST A PRIVATE VIEWING, PLEASE CONTACT THE SENDER OF THIS BROCHURE.



WINDMILL • SANDY DOWN, BOLDRE

The next chapter *could be yours.*

PRIVATE VIEWINGS BY APPOINTMENT

To explore Windmill in person, please reply to the person who sent you this brochure to request a private viewing or further particulars.