

Sunnyside, Beckley, Christchurch, BH23 7ED

Guide Price: £825,000



A beautifully reimagined 18th century cottage, with a third of an acre plot...

A beautifully reimagined 18th-century cottage, with a Southerly facing garden on a third of an acre plot, situated on the Western periphery of the New Forest National Park.

Tucked away along a peaceful country lane in the hamlet of Beckley, Sunnyside is an exceptional detached period cottage, originally built in 1752 and once the gamekeeper's cottage for the Meyrick Estate.

Beautifully renovated throughout by the current owners, this charming four-bedroom home combines the character of its historic origins with the comfort, craftsmanship and considered design expected of a modern country house.

At the heart of the house is the elegant handmade kitchen, with flagstone flooring and underfloor heating, designed as a welcoming space for both everyday family life and entertaining. There are a range of base level units, integrated appliances, larder cupboard and instant hot water tap. Further features include granite worktops, thoughtfully recessed into the window sills, a LeMans corner unit, and a simply stunning fitted dining space with bench seating and in-built storage, ensuring functionality and practicality.

Benefitting from solid oak flooring throughout the remaining of the ground floor the accommodation comprises; an inviting sitting room, centred around a magnificent inglenook fireplace with a wood-burning stove, the perfect setting for cosy evenings throughout the seasons. A formal dining room, which provides an elegant space for entertaining and a useful cloakroom, with boots and coat storage.

Upstairs, the principal bedroom suite features a vaulted ceiling and provides a wonderfully calm retreat, with bespoke fitted wardrobes and a beautifully appointed en suite wet room.

Two further double bedrooms offer generous accommodation for family and guests, while the family bathroom continues the home's commitment to quality and contemporary comfort. A study/bedroom four, completes the first-floor accommodation. The upstairs windows have far-reaching countryside views across the fields opposite.

The gardens are a particular highlight of Sunnyside. Beautifully landscaped gardens wrap around the property, creating a series of peaceful spaces filled with colour and texture, ever-changing with the

seasons. There are multiple areas of patio, for alfresco dining and a vegetable patch. Furthermore, there is a good size outbuilding, currently being utilised as a utility room and workshop/garage, but with plenty of other options, subject to appropriate permissions.

There is plenty of parking, with a driveway to the front, and a shingled one to the rear which fits numerous vehicles. There is electric to the rear parking area, for those that wish to have an electric car charger.

The open forest is quite literally on the doorstep, providing miles of walking, cycling and riding routes through some of the south coast's most beautiful countryside. The Highcliffe coastline is a short drive away, offering sandy beaches, coastal walks and the relaxed atmosphere of the Dorset/Hampshire coast.

Christchurch, New Milton and Lymington are all within easy reach, providing an excellent choice of independent shops, restaurants, cafés and everyday amenities, together with schooling and leisure facilities. The towns of Bournemouth and Southampton are readily accessible, while London Waterloo is within practical reach by rail from New Milton or Hinton Admiral Station.

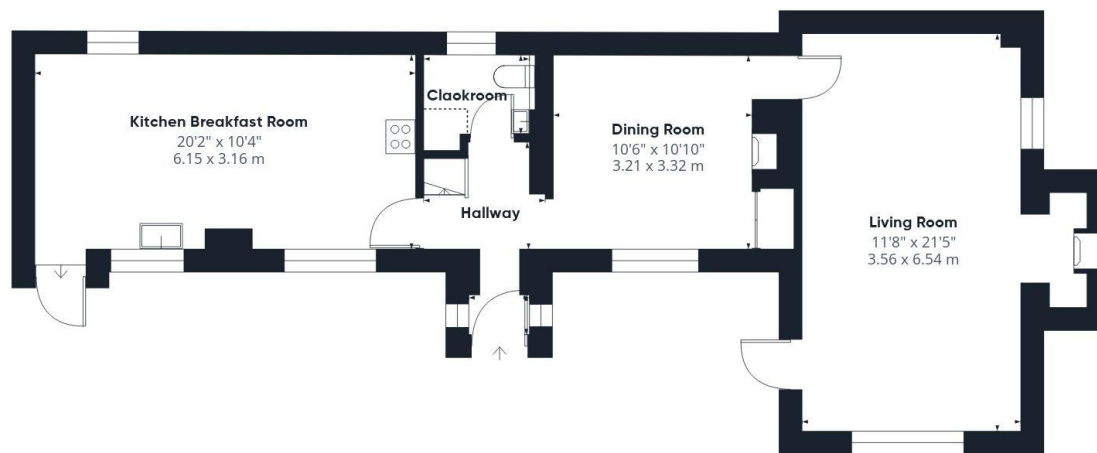
Tenure: Freehold
EPC Rating: D
Council Tax Band: F
Mains Electric and heating. There is no gas to the property.

The property benefits from private drainage in the form of a multi-chamber septic tank, located at the lower part of the vegetable patch, with a drainage field distributing into the lower garden, away from the house.

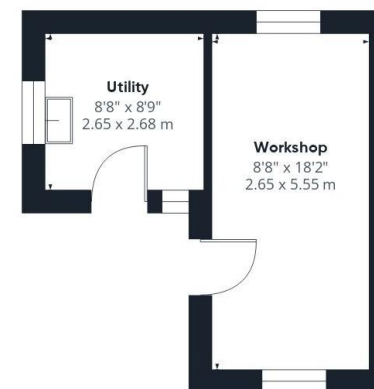
N.B. Some of the photos have been enhanced using AI.



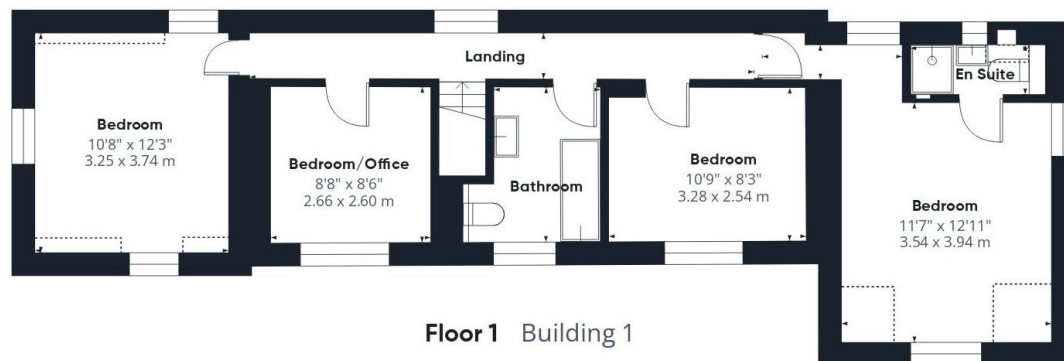




Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1

Approximate total area⁽¹⁾

1544 ft²

143.5 m²

Reduced headroom

35 ft²

3.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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