



**Ganders**

*Goose Green, Lyndhurst, SO43 7DH*

**SPENCERS**  
NEW FOREST





# GANDERS

GOOSE GREEN • LYNDHURST

*Conveniently situated in the heart of the village, Ganders has been the subject of an extensive program of extension by the current owner, to create a versatile range of high-quality accommodation, characterised by light, open-plan living areas and generous bedrooms. The property sits within a generous plot to the front circa 0.4 acre.*

*Guide Price £850,000 - £875,000*

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## The Property

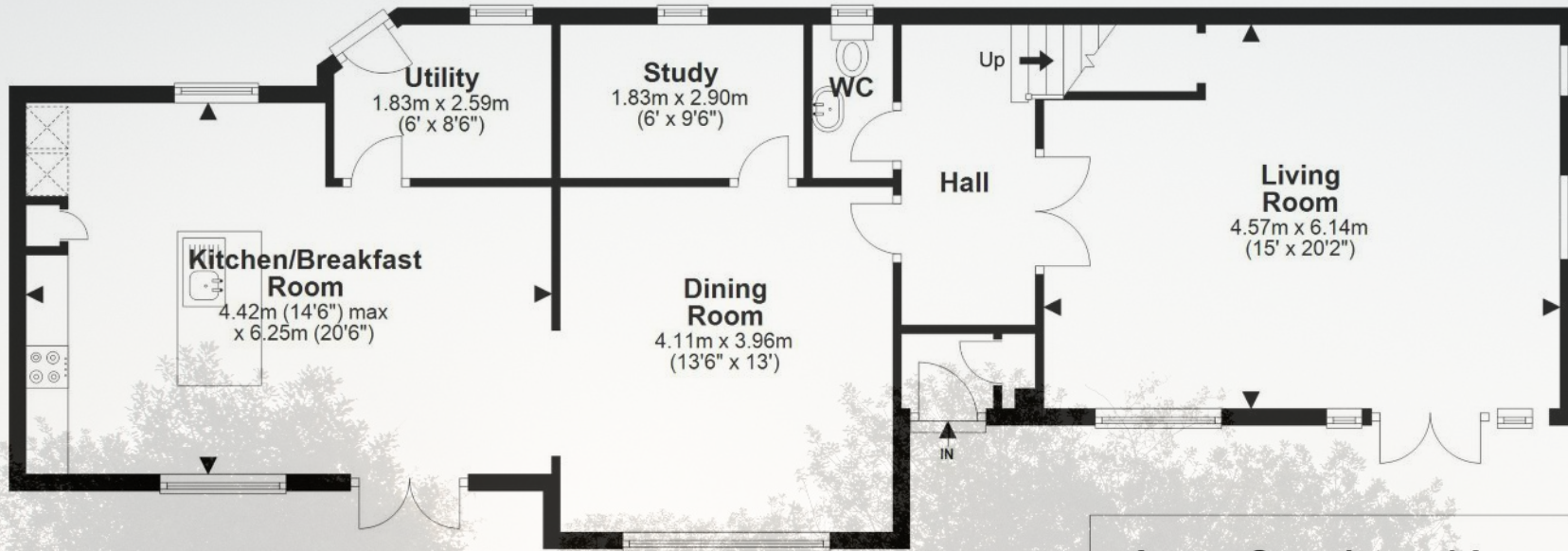
The front door opens up immediately to a small entrance hall that opens up into lovely, large family/living room with double aspect views over the gardens. From the living room you walk into an ideally positioned dining room just from the kitchen with access to a further separate study room that sits at the back of the house. The dining room itself is just off the kitchen which sits at the other end of the house to the living room and offers a bright and airy room with ample storage and space for breakfast table and a set of doors leading to the garden.

The kitchen itself offers both low lying and eye level units with a host of integrated appliances. A useful utility room sits at the rear of the kitchen and equally offers further storage, space for utilities and a door to the rear of the house. The downstairs accommodation is completed with a W/C just from the entrance hall.



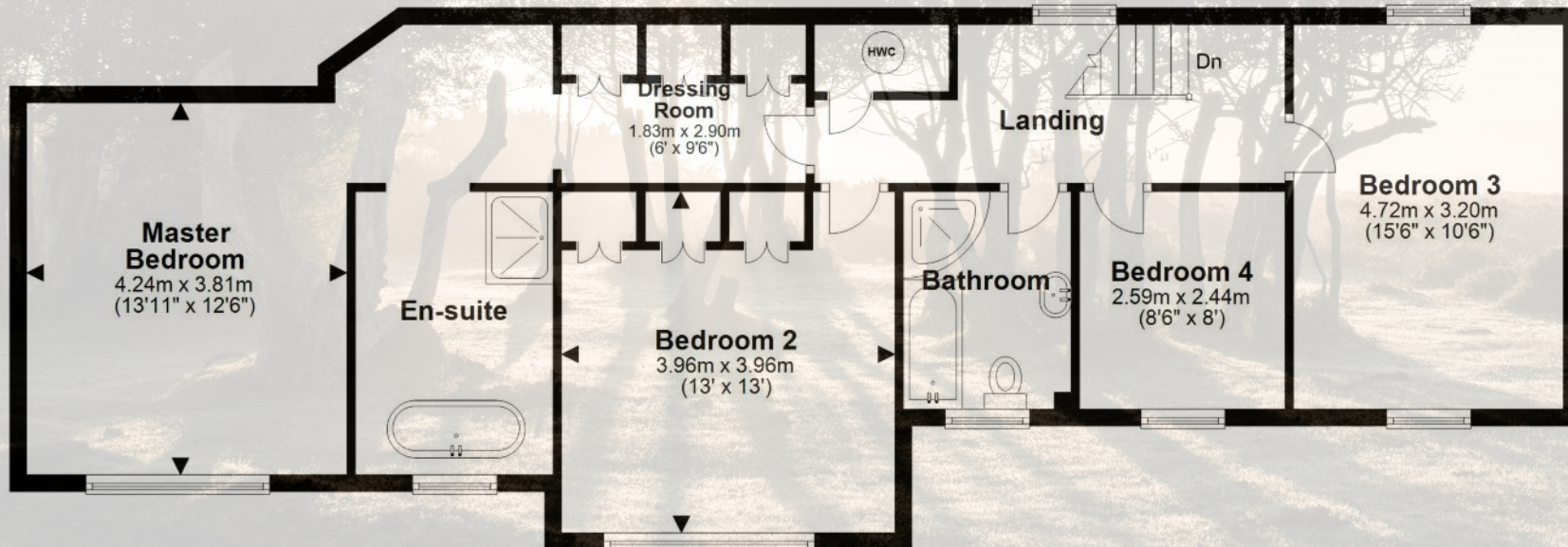
# Floor Plan

## Ground Floor



**Approx Gross Internal Area**  
**189.7 sqm / 2042.0 sqft**

## First Floor





## The Property Continued...

Stairs from the hallway lead to the first-floor landing where all bedroom accommodation can be found. Bedroom three sits one end of the house with double aspect views, bedroom two is equally a double bedroom and offers inbuilt wardrobes and bedroom four allowing for another spacious bedroom. All these bedrooms are serviced by a four-piece family bathroom.

The principal bedroom sits at the opposite end of the house to bedroom three. You walk through an ideal dressing room that opens up into the principal bedroom with the further benefit of a generous en-suite bathroom.

## Grounds and Gardens

The property itself is approached via a gravel driveway and sits at the back of its plot giving it an element of privacy and seclusion. The outside space provides ample off street parking for several cars.

The garden is mostly laid to lawn with a pathway leading to the front door and is boarded by an array of trees, hedgerow and fencing keeping the plots beautifully enclosed.



## Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: D Current: 67 Potential: 81

Property Construction: Standard construction

Services: Mains gas, electric, water and drainage

Conservation Area: Lyndhurst

Superfast broadband with speeds of up to 80 Mbps is available at the property (Ofcom)



## The Local Area

Lyndhurst has been known as the capital of The New Forest since William the Conqueror established it as a royal hunting ground in 1079, with Kings and Queens staying at the Royal Manor throughout the centuries. Lyndhurst is also home to the Forestry Commission and the Verderers' Court (Verderers are the guardians of the forest's rights and therefore protectors of the forest landscape).

The delightful High Street offers an eclectic mix of boutique shops and everyday stores including an old-fashioned sweet shop and award-winning butchers, as well as an art gallery, a vintage interiors shop and a Ferrari and Maserati showroom. There are numerous places to eat out, ranging from popular country inns, such as The Royal Oak at Bank (a hamlet within the parish boundary) to Lime Wood, a country house hotel with a highly regarded restaurant and luxurious spa.

## Directions

Leave Brockenhurst heading north towards Lyndhurst on the A337. After approximately 3 miles continue straight across the Goose Green 'T' junction following the A337 and follow the road around. Cross the Junction over to Shrubbs Hill Road and the house is the second on the right hand side.

## Important Notice

Spencers of The New Forest 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 for efficient working order or fit for 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 to you.





For more information or to arrange a viewing please contact us:

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