



Shalford

Bank, Lyndhurst, SO43 7FD



SPENCERS





SHALFORD

BANK • LYNDHURST

A stunning three bedroom double fronted detached cottage set in established gardens of approximately half an acre in a prime New Forest location with the benefit of a newly constructed triple car barn ideal for vintage cars.

The property has been refurbished in recent years by the current vendors and offers light and spacious accommodation in excess of 1670 sq ft in the heart of this popular hamlet within close proximity of the open forest and renowned traditional public house.

£1,475,000



3



3



2





The Property

Accessed via a centrally set porch, a door leads into a welcoming hallway with stairs leading to the first floor and doors providing access to the ground floor accommodation.

A cosy reception room is set to one side of the hallway with front aspect windows, this room could be utilised as a fourth bedroom if required.

The main sitting room is set across the hall with dual aspects across the front and main gardens to the side. A central fireplace consists of a wood burner with a flagstone hearth and wooden mantel. The sitting room opens in turn into a beautiful family kitchen/dining room/seating area with the benefit of limestone flagstone flooring throughout.

The kitchen, installed by Handmade Kitchens of Christchurch, comprises a range of traditional styled wooden painted units with granite work surfaces, and an island with further storage, a double inset ceramic Belfast sink, plumbing for a dish washer, a reconditioned electric 1940's style Aga which is fully programmable with a timer. Double patio doors lead from the dining area/sitting area out onto the south facing terrace. There is also a useful pantry area set off here which currently incorporates the fridge freezer and crockery cupboard and a further stable door grants access to the side garden.

A door from the kitchen leads into a rear lobby which provides access to a useful utility room with sink and additional storage. The cloakroom is set off the lobby and a further door from the lobby leads out to the rear gardens and grants access to the garage and parking areas.



The Property Continued...

To the first floor, a landing area provides access to the three bedrooms and family bathroom and enjoys a window to the front overlooking paddocks. The principal bedroom is set to one side spanning the full depth of the property with elevated views across paddocks to the front. A dressing area is set off the main bedroom which overlooks the gardens and forest beyond. A pretty ensuite bathroom is set off this area and offers wood panelling to the walls and a suite comprising a w/c, sink unit, bath with opaque window and storage.

Bedroom two benefits from views across the neighbouring paddocks and bedroom three has dual aspect windows to the side and rear.

There is also a family bathroom comprising bath with shower over, glass shower screen, w/c, pedestal basin, heated towel rail and opaque window. All of the bedrooms enjoy elevated views across the gardens and surrounding fields.



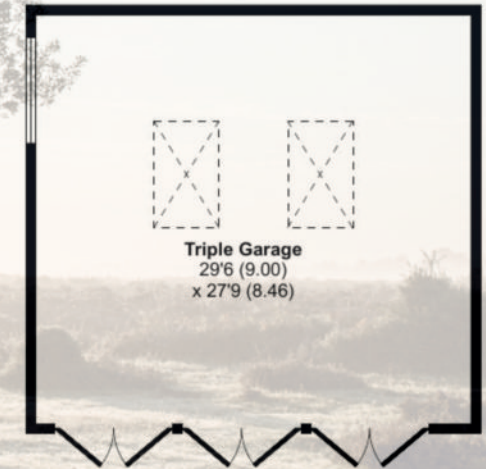
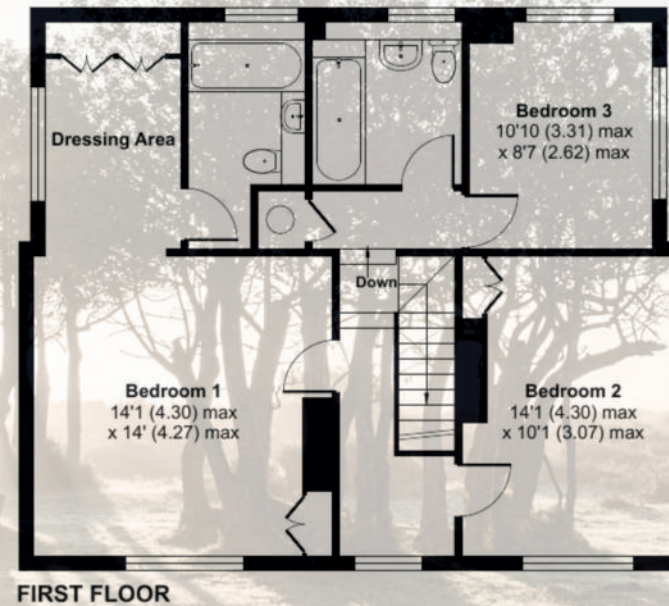
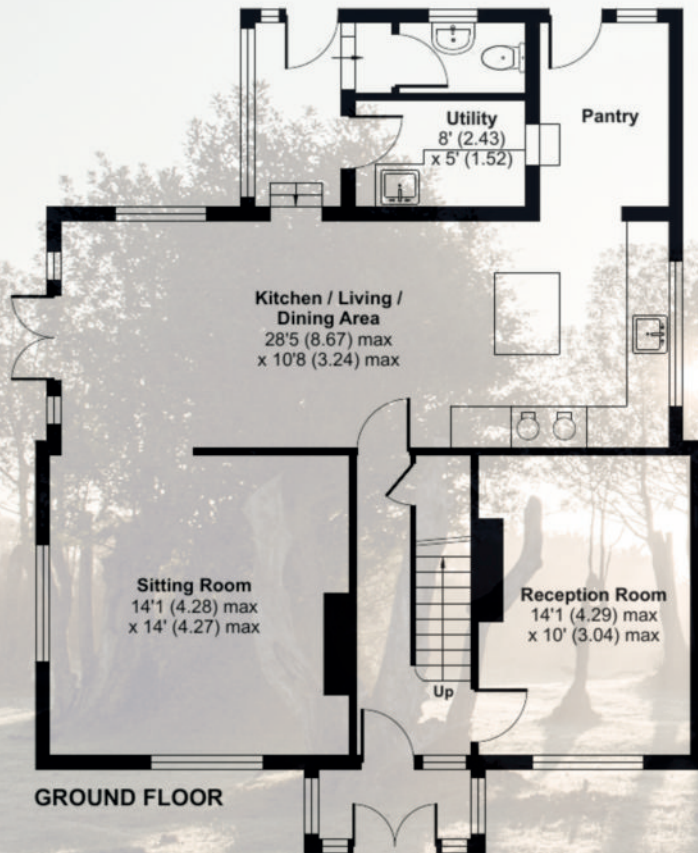
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Approximate Area = 1673 sq ft / 155.4 sq m

Garage = 820 sq ft / 76.1 sq m

Total = 2493 sq ft / 231.5 sq m

For identification only - Not to scale









Grounds & Gardens

The property is accessed via an electric five bar gate opening onto a large gravel driveway providing extensive off road parking and leading to a stunning newly erected detached triple car barn with mezzanine. Dedicated cabling has been installed within the garage to allow for any future installations of an electric car charger.

The stunning grounds are a particular feature of the property. The principal gardens lie to the side and rear of the house and comprise sweeping lawns interspersed with a variety of attractive planting and herbaceous borders giving a great degree of privacy. In total the gardens extend to approximately 0.5 acre.

Situation

This pretty country cottage is set in the idyllic and highly sought after hamlet of Bank which has a popular local pub and a friendly community. Bank is 1.5 miles south west of the village of Lyndhurst, renowned as the capital of the New Forest. Situated on the open forest, the hamlet boasts a number of attractive dwellings, both large and small, many affording fine open views over the surrounding farmland and forest. The highly regarded Oak Inn pub is a short walk away and the nearby village of Brockenhurst (approximately 5 miles south) has a mainline rail connection to London Waterloo (journey time approximately 90 minutes). The Georgian market town of Lymington, renowned for its Saturday "Charter Market", river, marinas and yacht clubs is situated approximately 9 miles to the south. The M27 (4 miles) to the north of the hamlet provides easy access across the forest to serve Bournemouth, Southampton and the M3 motorway network to London.

Directions

Leave Brockenhurst heading north towards Lyndhurst on the A337. After 3.5 miles bear left at Goose Green T junction following the road signposted to Bournemouth/A35. Take the first turning on the left hand side down Pinkney Lane and continue until you reach the cattle grid, the lane then bears right and the property can be found on the left hand side.







Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: E Current: 44 Potential: 74

Services: Mains electric, water and drainage

Heating: Oil fired central heating

Property Construction: Standard Construction

Conservation Area: Bank

Flood Risk: Very Low

Broadband: FFTP - Fibre to the property directly

Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom)

Mobile Signal/Coverage: No known issues, buyer to check with their provider for further clarity.

Right of Easements: There are underground cables at the very edge of the properties boundaries at the bottom corner of the garden.

Important Notice

Spencers Property 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 or 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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