



Cedar House *Shrubbs Hill Road, Lyndhurst, SO43 7DJ*

SPENCERS
NEW FOREST



CEDAR HOUSE

SHRUBBS HILL ROAD • LYNDHURST • NEW FOREST

Cedar House presents a rare opportunity to acquire a substantial and beautifully appointed family home in one of the New Forest's most sought-after village locations. Set within a mature and private plot, this impressive, detached residence extends to approximately 3,965 sq ft. Refurbished to an exceptional standard by the current owners and thoughtfully arranged over three floors, the property offers generous and versatile accommodation perfectly suited to modern family living. Offered to the market with no onward chain!

£1,495,000







The Property

The ground floor is well balanced, with a welcoming entrance hall setting the tone for the light and spacious accommodation beyond. The principal sitting room is a superb dual-aspect space, centred around a contemporary gas fired wood burner and opening directly onto the rear terrace via wide sliding doors. Natural light pours in, and the connection to the garden makes this an exceptional room for both everyday living and entertaining.

At the centre of the home lies a superb bespoke hand made kitchen, finished in a classic shaker style with extensive cabinetry, generous Corian work surfaces and a central island providing additional preparation space and informal seating. A wide run of sliding picture windows frames views of the garden, flooding the room with natural light, while integrated appliances and thoughtful storage ensure the space is as practical as it is stylish. Integrated appliances include two dishwashers, a double oven, induction hob with discrete extractor. The property also hugely benefits from a fully fitted Grander water filtration system. The kitchen flows effortlessly into the adjoining dining area, creating an excellent open-plan environment for family meals and social gatherings.



Beyond, the sitting room is a particularly impressive reception space of excellent proportions. Bathed in light from large sliding doors that open directly onto the terrace, this inviting room complemented by a feature gas burning stove. The direct garden access enhances the sense of connection between inside and out, ideal for summer entertaining.

Double doors lead from the living area into a substantial garden room with panoramic glazing and further doors to the outside. With ample space for both seating and dining, this room offers flexibility as an additional reception area, studio or playroom, enjoying delightful views across the garden throughout the seasons. A separate study provides a quiet and well-proportioned room, positioned away from the main living spaces. Throughout the ground floor there is under floor heating. The ground floor is completed by a practical utility room with external access and a cloakroom.



The Property Continued...

The first floor offers five well-proportioned bedrooms arranged around a central landing. The principal bedroom enjoys fitted storage and an en-suite bathroom featuring both a bath and double walk-in shower, while the remaining bedrooms are served by stylish and well-appointed bath and shower rooms, all with matching Porcelain tiles.

The bedrooms are bright, comfortable and beautifully presented, offering flexibility for growing families or visiting guests. A further staircase rises to the second floor where a substantial playroom and additional bedroom create an outstanding upper level.







Cedar House, Shrubbs Hill Road, Lyndhurst, SO43 7DJ

Approximate Area = 3579 sq ft / 332.4 sq m

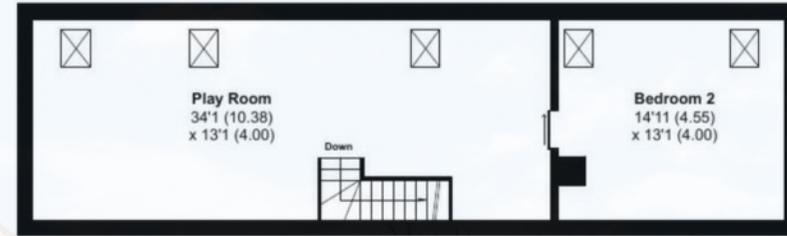
Garage = 386 sq ft / 35.8 sq m

Total = 3965 sq ft / 368.2 sq m

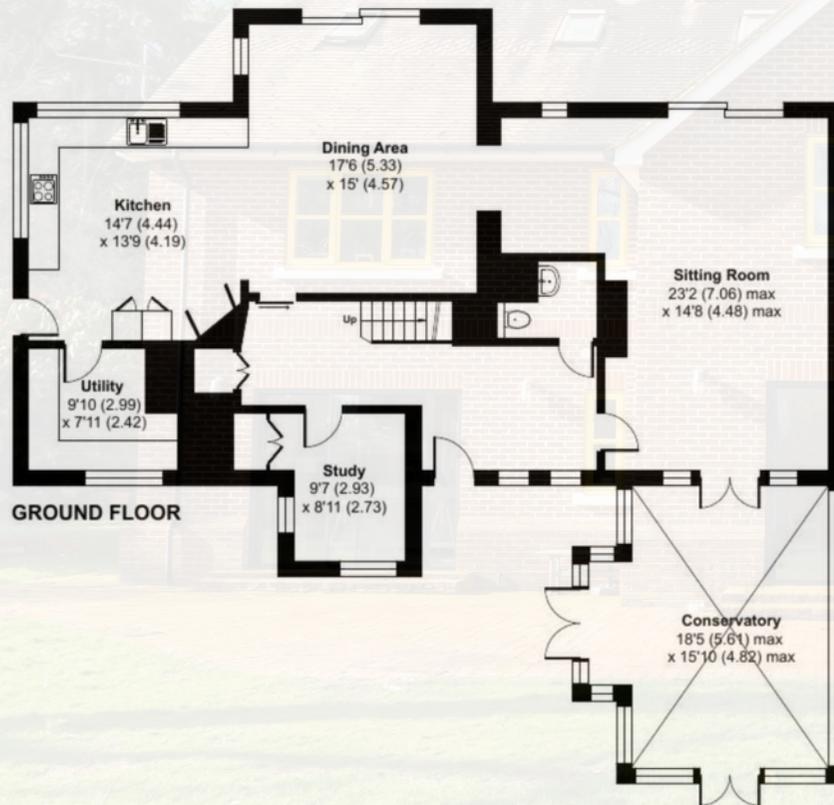
For identification only - Not to scale



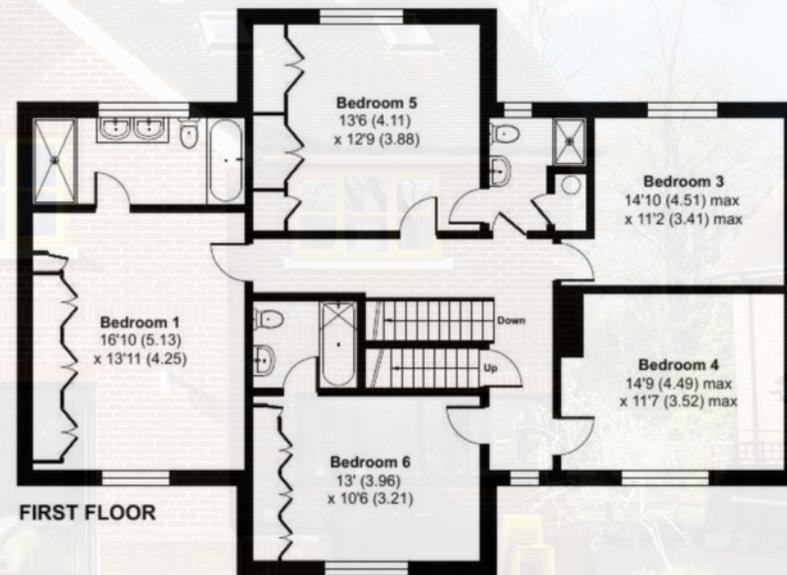
GARAGE



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR





Grounds & Gardens

A sweeping driveway provides extensive parking and leads to a detached double garage, while the house itself sits comfortably within established gardens that create an immediate sense of privacy and calm. Externally, the rear garden is a particular highlight. Predominantly laid to lawn and enclosed by mature boundaries, it offers both privacy and space for family life. A wide brick terrace spans the rear elevation, providing an ideal setting for outdoor dining and summer entertaining.





Directions

Leave Brockenhurst heading north towards Lyndhurst on the A 337. 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.

Additional Information

Tenure: Freehold

Energy Performance Rating: C Current: 70 Potential: 72

Services: All mains connected

Property Construction: Standard brick build

Flood Risk: Very low

Parking: Shared driveway with right of way and parking for 3 cars

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

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

Viewings

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.



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.



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

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: brockenhurst@spencersproperty.co.uk

www.spencersproperty.co.uk