



**Forest Green House** *Bank, Lyndhurst, SO43 7FD*

**SPENCERS**  
NEW FOREST





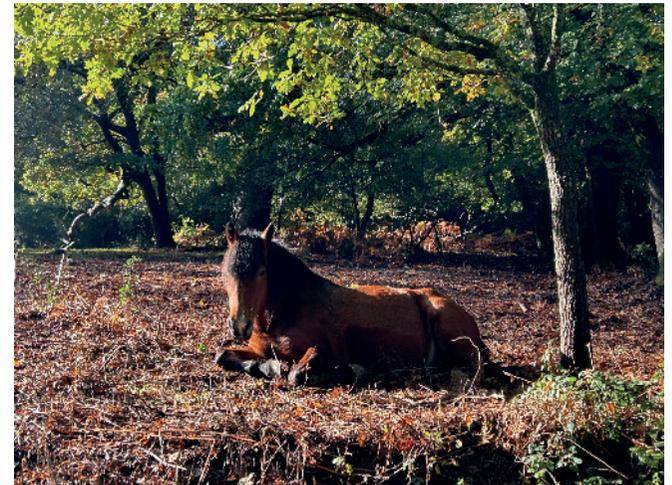
# FOREST GREEN HOUSE

BANK • LYNDHURST

*A substantial forest fronting historical home with attached two/three bedroom annexe extending to just under 6000 sqft. The house and annexe are situated within approximately two glorious acres of mature arboretum and nestled in the heart of the secluded hamlet of Bank on the edge of the village of Lyndhurst.*

*The principal house has seven bedrooms spanning across the first and second floors and offers an abundance of character and charm. With a sizeable annexe attached, the property offers a multi generational living opportunity or lucrative holiday let.*

£2,750,000





## The Property

This superb family home offers exquisite and wonderfully appointed living accommodation throughout benefiting from many period features. The well configured layout features excellent reception space expected from a home of such stature.

Upon entering the property via a well proportioned entrance hall, a period staircase sits in the centre of the inner hall with all principal rooms leading off. The library includes a decorative fire surround with electric fire, bay window looking out onto the open forest where pigs in Autumn are seen foraging, fitted cupboards and shelving galore. The side door leads into a conservatory which provides further seating and access to the side of the garden and a further door leads into the principal sitting room through a beautiful stained glass panel door.

To the rear of the entrance hall sits the formal sitting room with stunning bay windows overlooking the garden and further windows to the rear increasing the intake of natural light into the room. A beautiful stone fireplace surround with open fire creates a natural focal point to this elegant and spacious room.

The dual aspect kitchen/ dining room with wooden floors, recessed base cupboards with electric freestanding cooker and additional gas hob set into worktop, inset butler sink with views across the forest and a kitchen island with a comprehensive range of bespoke wooden units with varnished wooden work surfaces and multiple full height wall cupboards. The dining area is split level with a step down and a log burner forms an open partition. There is space for a dining table to make this a perfect room for entertaining and dining with direct access out onto the patio through timber French doors. A door from the dining room leads to The Annexe.

To complete the ground floor is a cloakroom and a boiler room.



## The Property Continued...

The bedroom accommodation on the first floor is arranged either side of the staircase and includes an impressive principle bedroom suite, with elevated garden views to the side, accessed from the hallway via a large en suite bathroom with Jacuzzi bath, shower and basin. Along the hallway and also accessed from the principle bedroom is an equally large bedroom currently used as an office with a decorative fire surround and with picture window views to the front across the forest.

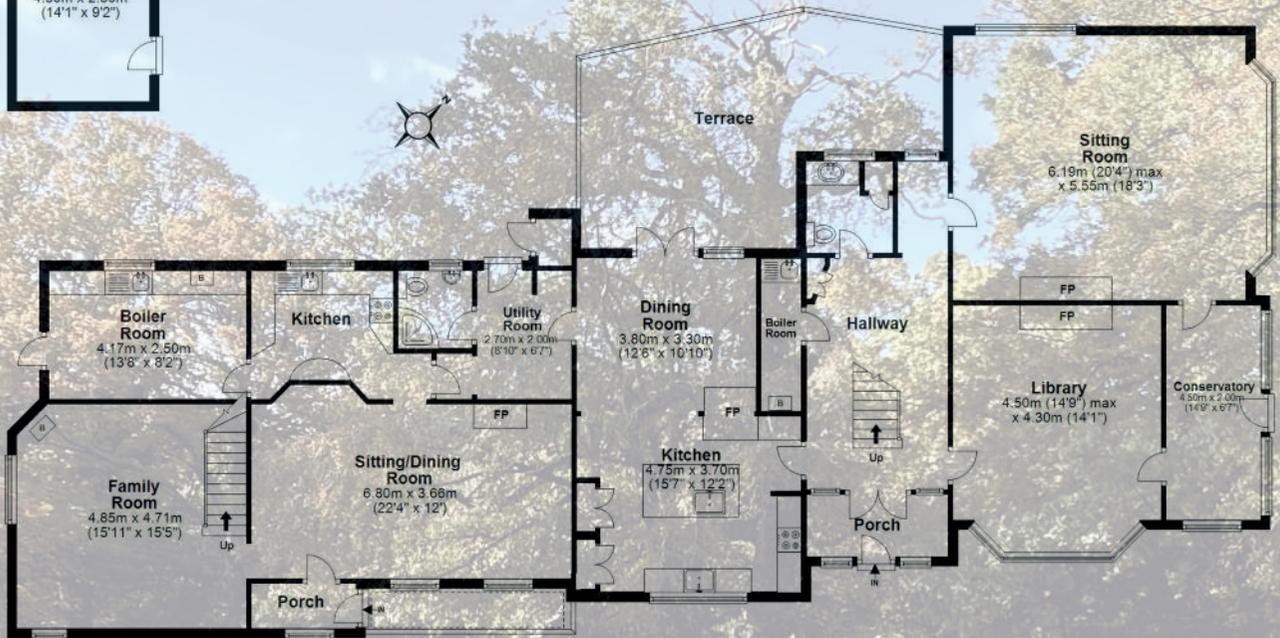
A door to a balcony is situated to the front of the hallway plus two further good sized guest rooms, both with picture windows and supporting family bathroom with separate built-in shower which completes the first floor.

Stairs to the second floor lead to a well proportioned landing with two good sized eaves style bedrooms off to one side, currently used as creative hobby rooms. Across the hall is a private suite which includes a small lounge area, en suite bath/shower room and bedroom. All the bedrooms are orientated to benefit from wonderful views across the gardens to the rear and open forest at the front.



Ground Floor

Floor Plan



**Approx Gross Internal Areas**

Main House: 309.3 sqm / 3329.3 sqft  
 Annexe: 166.2 sqm / 1788.9 sqft  
 Outbuildings (not necessarily in correct position/orientation): 66.0 sqm / 710.4 sqft

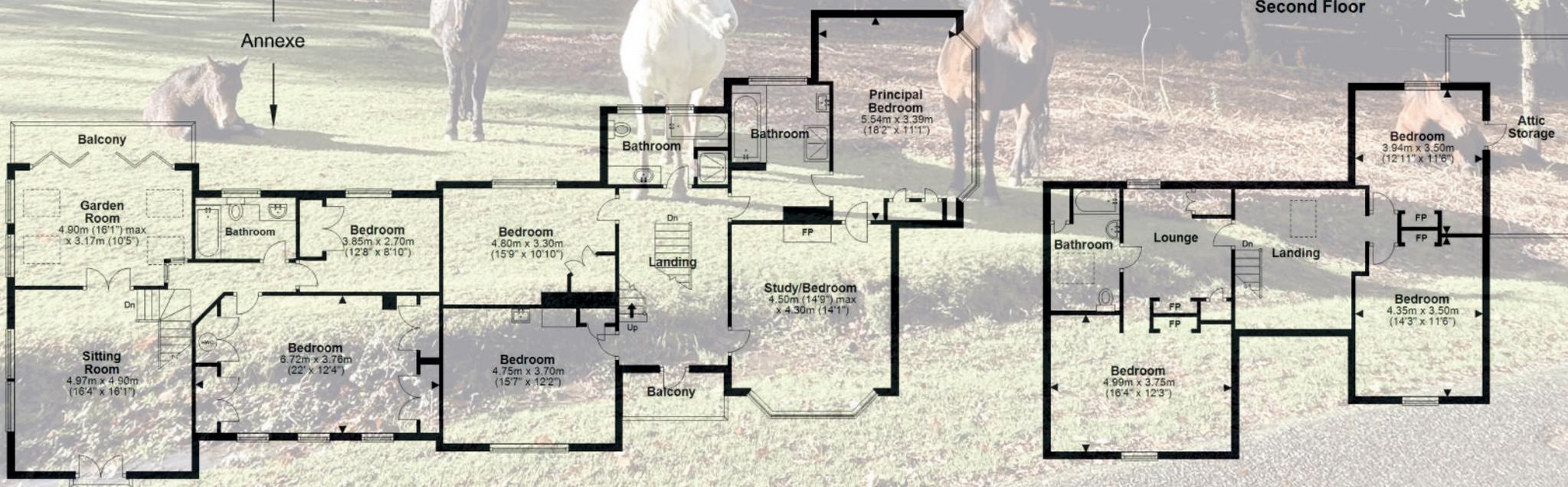
**Total Approx Gross Area:  
 541.5 sqm / 5828.6 sqft**



First Floor

Second Floor

Annexe







## The History

The property was owned in the late 19<sup>th</sup>/ early 20<sup>th</sup> century by the Lord Moulton of Bank (born John Fletcher Moulton 18<sup>th</sup> November 1884) being the third son of a Wesleyan Minister. Educated at Bath and London, he was awarded a scholarship to St Johns College Cambridge, being made President of the Union in 1868. Called to the Bar in 1874, he became a QC in 1885 and for the next twenty years was engaged to a leader in an ever important patent case. He acquired Forest Green as a holiday home at the turn of the century, whilst serving as a Liberal MP for Launceston. In 1906 he was made Lord Justice of Appeal and was created a life peer, taking the Title Baron Moulton of Bank 1912 as Lord of Appeal. At the outbreak of the first world war in 1914 he was appointed to chair of committee to provide high explosives for the British Forces and his success therein earned him the KCB and CBE in 1915 and 1917 respectively. He died suddenly on 9<sup>th</sup> March 1921 and is buried in nearby Emery Down churchyard. The then Lord Chancellor spoke of his intellectual force and dynamic personality which had enabled Lord Moulton to play such a supreme part in the European War.



## Grounds & Gardens

The gardens are of particular note, visible from the principal sitting room to the side of the property is laid to lawn and interspersed with a variety of ornamental trees and shrubs beyond which there is a large 37' garage/workshop with access off Pinkney Lane.



To the rear of the property is an area of extensive garden which overlooks a well stocked, mature arboretum, formerly associated with nearby Annesley House, providing a spectacular backdrop. The property is set within approximately 2 acres of landscaped gardens and stunning ornamental pond with a small stream running through, including a water garden, specimen trees and informal wild flower areas, making a real feature to the south and west it sides on to miles of open forest.

The property is approached by a forestry commission access track with casual parking on a tarmacked surface at the end.



## The Annexe

Accessed either via the principal house or the independent entrance at the front which leads into a porch area with tiled floor and doorway that leads into the fantastic open plan sitting/dining room with the focal point of a log burner and access to a well fitted kitchen linking to the dining area via a half height wall with shelf above. The kitchen has space for an under counter fridge/freezer and integral electric hob and oven. A doorway leads into a large boiler room/utility which doubles as a dog/boot room with sink and access out to the side of the property. To the other side of the kitchen a small hallway links to a utility area and to a downstairs WC/shower room and doors leading to the principal house and to the garden.

A step leads up from the dining area into a fabulous light and bright split level family room. In the corner is a feature wood burner sat on a tiled plinth. This room is double aspect with a side window and large patio door to the front of the property overlooking the forest.

The feature open staircase leads to a landing with further steps to a second sitting room or equally this area could be utilised as another bedroom, with Juliette balcony enabling elevated views to the front. A beautiful vaulted garden room is set off this area, bursting with natural light from windows on all angles and double doors lead onto a further balcony providing a stunning setting over the tree tops.

The first floor accommodation in the annexe offers a large bedroom with fitted wardrobes and open views to the front and a further double bedroom, both serviced by a family bathroom with modern bath and shower over, w/c and sink with fitted vanity unit.



## 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 into Pinkney Lane and follow the lane for approximately three quarters of a mile. The road goes over a cattle grid and bears round to the right before descending. The property will then be found on the left hand side.

## Additional Information

Tenure: Freehold

Mains electric, water and sewage

Oil fired central heating

Energy Performance Rating: E Current: 41 Potential: 64

Council tax band: G



## Situation

This stunning country house 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.

## 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 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:

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: [brockenhurst@spencersnewforest.com](mailto:brockenhurst@spencersnewforest.com)

[www.spencersnewforest.com](http://www.spencersnewforest.com)