



Far Corfe View *Lyndhurst Road, Ashurst, Southampton, SO40 7AR*



SPENCERS





FAR CORFE VIEW

LYNDHURST ROAD • ASHURST

A truly unique lifestyle small holding befitting the New Forest National Park set within a private plot in excess of 2 acres within moments of the local amenities in Ashurst, train station and access out to the open forest. This detached single storey dwelling has been interior designed with many natural finishes including reclaimed wood, exposed brickwork, stripped wooden flooring, vaulted ceilings and beams.

The property benefits from a separate ancillary accommodation, an outdoor swimming pool, extensive outbuildings, stables and paddocks approaching 2 acres.

Guide Price £985,000



4



2



3





The Property

Electric gates lead to a long gravel drive down to the main house, outbuildings and extensive parking area. This attractive, clad detached property with separate ancillary accommodation linked by way of an outdoor wooden terrace with pergola above benefits from south westerly aspects ideal for entertaining and alfresco dining.

The property offers a huge amount of character and features individually designed interiors handcrafted to suit the internal vernacular.

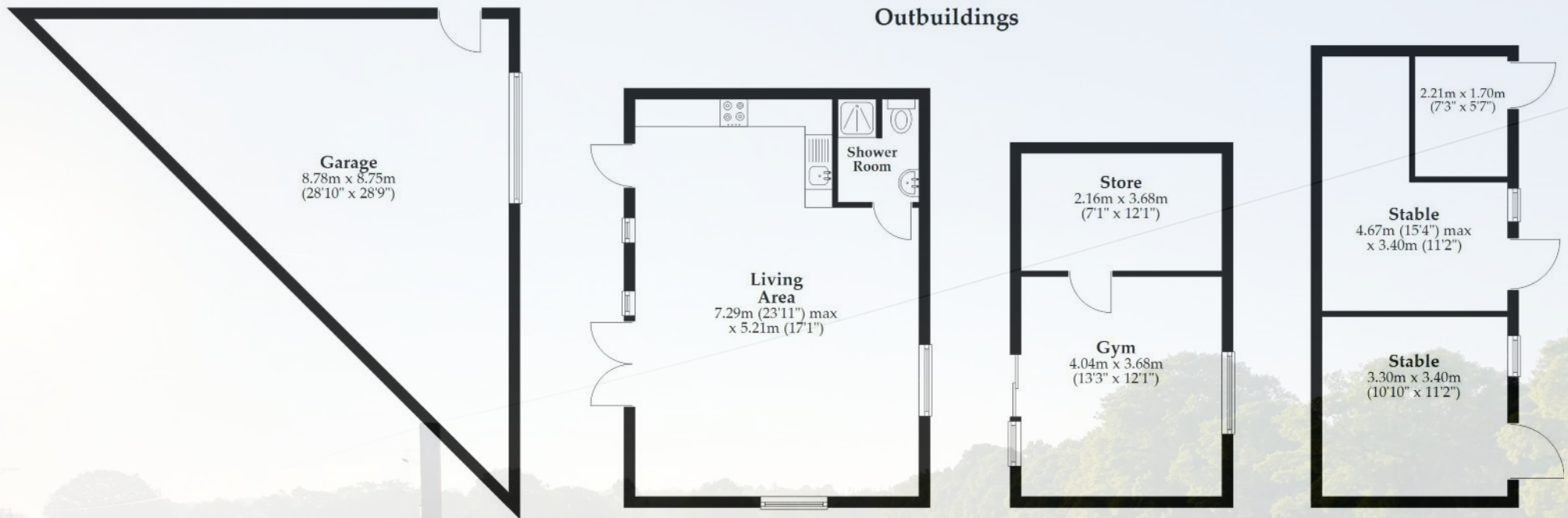
The main entrance leads into a stunning open plan reception room which includes a handmade solid wooden kitchen with a range of base and wall mounted units with some inset stained glass panels and handcrafted work surfaces using snooker table slates. Appliances include a large electric fired Aga inset with attractive arched brick surround and splashback, a built-in dishwasher, inset oven and space for a large American style fridge freezer.

The living area is set around a central feature fireplace with inset wood burner set on a slate hearth with a large wooden mantel over. French doors lead out to the terrace and gardens beyond. The dining area is set to the other end of the room with built-in shelving and two further sets of doors lead out to the gardens.

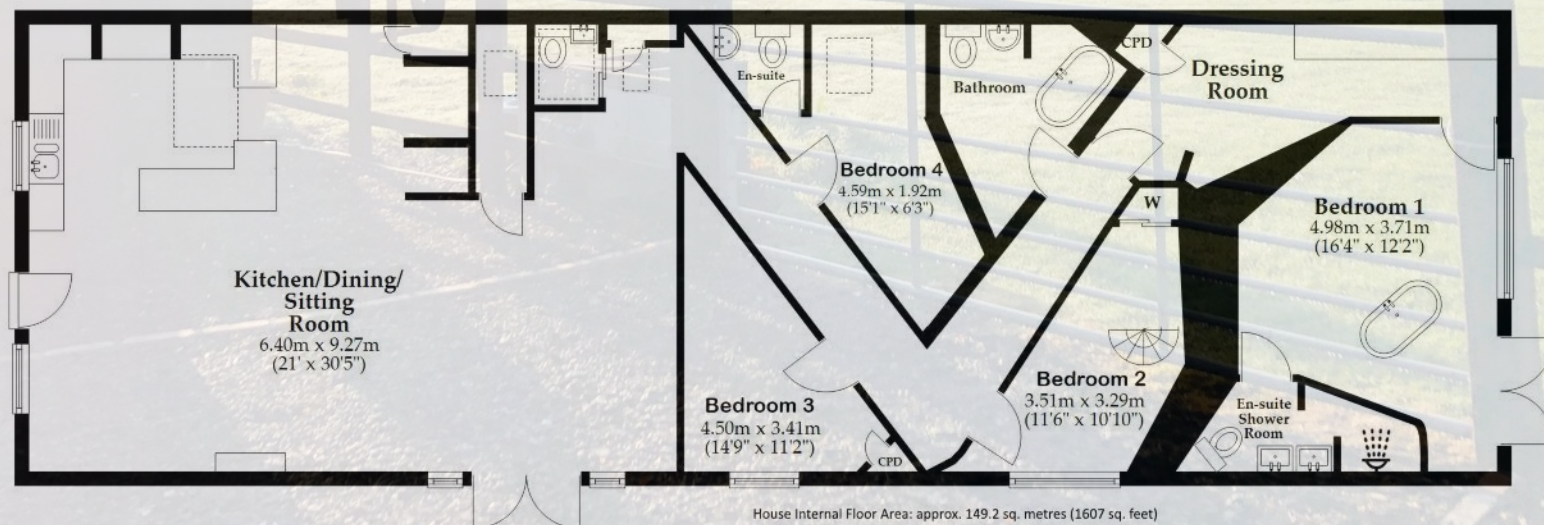
A cleverly built central section, clad with reclaimed wood, houses the utility room with Velux windows providing light and offering extensive larder storage and space and plumbing for appliances. A WC is set to the other side with sliding door and offers a wash hand basin, WC and wet room shower facilities.



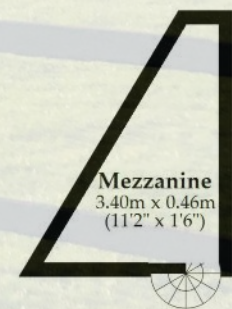
Outbuildings



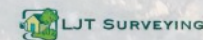
Ground Floor



First Floor



House Internal Floor Area: approx. 149.2 sq. metres (1607 sq. feet)
Garage Internal Floor Area: approx. 38.5 sq. metres (415 sq. feet)
Outbuildings Internal Floor Area: approx. 87.6 sq. metres (943 sq. feet)
Total Floor Area: approx. 275.3 sq. metres (2965 sq. feet)
This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



The Property Continued...

A rear lobby with Velux window opens to an intricate arched hallway with exposed brickwork and low level lighting leading to the rear of the dwelling with four individually designed bedrooms, many with fitted beds, clever built in storage and a family bathroom.

The stunning principal bedroom suite is set at the far end of the property offering privacy and seclusion with extensive built-in wooden clothes storage including hanging rails, shelving and drawers, with a separate dressing area and arched door leading into the bedroom with feature double ended roll top bath set at the end of the bed making a real feature of this room with views out over the rear garden and paddocks beyond. French doors lead from the bedroom onto its own private terrace. An en suite shower room with wood cladding is set off the room with twin vanity sink units, WC and large walk-in rainwater wet room with attractive tiling.



Bedroom two offers split level accommodation with paddle stairs leading up to a bedroom platform with a built-in wardrobe fitted below providing useful storage, bedroom three offers a cozy elevated corner snug area with storage underneath whilst bedroom four offers an ensuite WC.

A beautifully appointed family bathroom offers a roll top Victorian style bath with both overhead and handheld shower attachments and with a waterfall tap. A WC and wash hand basin complete the suite all complimented with tiling and wooden cladding.



The properties' bedrooms have been fitted with built-in Bluetooth music systems with speakers and an intercom system, and wired with Wi-Fi connectivity.



Self Contained Ancillary Accommodation

The detached ancillary accommodation with its own separate boiler is linked by wooden decking and offers a wooden clad building under a slate roof with French doors leading out to its own terrace.

The accommodation provides self contained accommodation including a fitted kitchen and ensuite shower facilities, built-in wardrobe storage and attractive features with wood panelled walls, exposed beams and rafters and wooden flooring. Triple aspect windows overlooking paddocks and Forest beyond.

A further detached outbuilding is set at the rear and is currently used as a gym with separate storage area.



LYNDHURST ROAD

LB

159
159a

161

165

177

185

Happy
Cheese
(PH)

187

Far Corfe Lodge

Ashurst

Park

pel
(ate)

Area: 2.192 acres (8870.75 m²)

0m 15m 30m 45m

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Grounds & Gardens

The main gardens wrap around the dwellings and are predominantly laid to level lawn with an attractive wooden terrace set under a pergola immediately abutting the property and which links to the ancillary accommodation in turn making an ideal area for seating and entertaining. The terrace wraps around to the rear of the accommodation with inset swimming pool powered and heated by an air source heat pump. A separate brick built barbecue area with pizza oven, griddle and fire pit make for an outdoor kitchen overlooking the paddocks. The gardens benefit from exterior lighting and CCTV.

A five bar gate leads to an adjoining paddock which wraps around the property, with far reaching views and bounded by the forest on one side. The land is supported by two generous outbuildings including one large enclosed field shelter used previously to stable a couple of horses with a separate detached wooden clad building which currently offers three small stables suitable for Shetland ponies or Alpacas and currently used as workshops and storage. Internal stairs lead up to a useful loft room suitable for further ancillary accommodation like a home office, with Velux windows overlooking the grounds.

The grounds are a feature of the property making this a real forest lifestyle option or smallholding, providing for a good degree of seclusion whilst set just on the edge of the village within close proximity of the amenities and train station. A segregated area with chicken coop and run with a small pond is set to one side of the paddock and a useful kitchen garden area with raised vegetable beds, greenhouse and potting shed set to the far side with further composting area and shed storage.

A newly erected double height car barn is positioned off the drive with a large sliding door, with electric and lighting connections and has been built to comfortably accommodate a large motorhome. The owners currently house a 7.4-meter motorhome in the garage.





Directions

From Lyndhurst, proceed along the High Street following the A35 Southampton Road and follow for approximately 2.5 miles to Ashurst. Continue over the Ashurst train bridge along the Lyndhurst Road and turn immediately sharp right by the row of shops, double back on yourself. Turn left by The Happy Cheese where the gated drive can be located just past the small car garage on the left.

Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: D Current: 64 Potential: 84

Services: Mains electric, water and drainage

Not on a water meter.

Heating: LPG/Oil

Property Construction: Traditional construction clad with timber.

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 Coverage: No known issues, please contact your provider for further clarity.

Parking: Private driveway and garage

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 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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