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Clayhill House, Clay Hill, Lyndhurst, SO43 7DE

£900,000

- Large double-fronted Georgian house with plenty of parking and treble garage
- Kitchen breakfast room with views over rear paddock land
- Dining room which would suit a large family or three dining tables if used for B&B purpose
- Off road parking for 5/6 vehicles
- Five bedrooms, three with ensuites and lounge areas
- Spacious sitting room with large bay window, log burner and views over garden
- Treble garage with games room above and guest bedroom suite





5



4



3

This beautiful and expansive Georgian house was constructed in 1830 and sits on the edge of Lyndhurst and is only a moments walk away from the open forest.



As the capital of The New Forest, the pretty High Street offers an eclectic range of boutiques, eateries and public houses with a local library, village hall and visitor centre, Lyndhurst also has a doctors and dentist practice and is a short stroll from the open Forest. It is often the focal point for people relocating to the area to start their property search.

This beautiful and expansive Georgian house was constructed in 1830 and sits on the edge of Lyndhurst and is only a moments walk away from the open forest.

Entering the entrance reception room, you're greeted with a welcoming space which features a fireplace and well-placed armchairs making this a great place to unwind and read a book. A door to the side leads into a conveniently placed cloakroom.

To the left of the entrance is the dining room, spacious enough to accommodate multiple small tables or a large family-size dining set. This room also boasts a centrally located fireplace and a large feature window to the side.

To the rear of the entrance room is an inner hallway which leads nicely into the sitting room, kitchen breakfast room and another cloakroom.

The sitting room is a fabulous and spacious room with a large bay window and French doors looking out over the garden. Other features include high ceilings and a wood-burning stove.

The kitchen breakfast room serves as the heart of the home, boasting a range of wall and base cupboards along with a central island, all complemented by granite worksurfaces. The breakfast table offers delightful views over the rear paddock land and grazing horses. A personal favorite feature of this room is the hidden staircase to the first floor.

An internal door leads to a rear entrance lobby, which in turn provides access to the utility room and walk-in larder cupboard with original stone shelving.







Upstairs, a galleried landing connects three of the five bedrooms, while an internal door and hallway lead to the other double and single bedrooms as well as the family bathroom.

Bedrooms one and two are both generously sized, featuring dual aspect windows, ensuite shower rooms, and separate lounge areas. Bedroom three, another spacious double, is also served by an ensuite.

An internal hallway leads to another generously-sized double bedroom, complete with fitted wardrobes and delightful views overlooking the rear paddocks. Additionally, there is a single bedroom and a four-piece family bathroom accessible from this hallway as well as the second staircase down to the kitchen breakfast room.

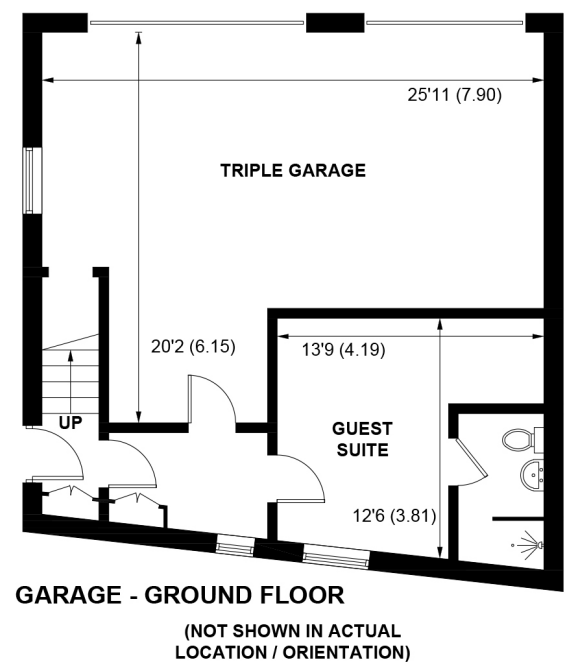
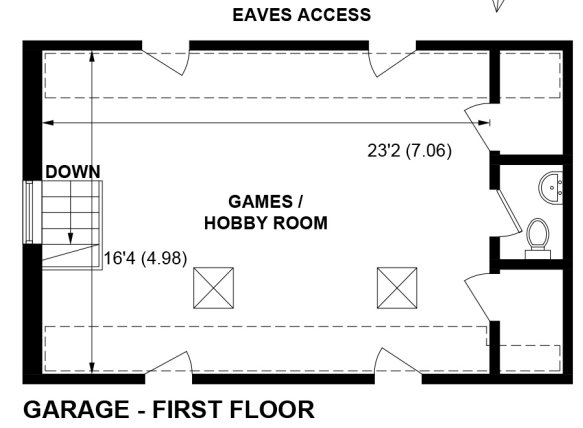
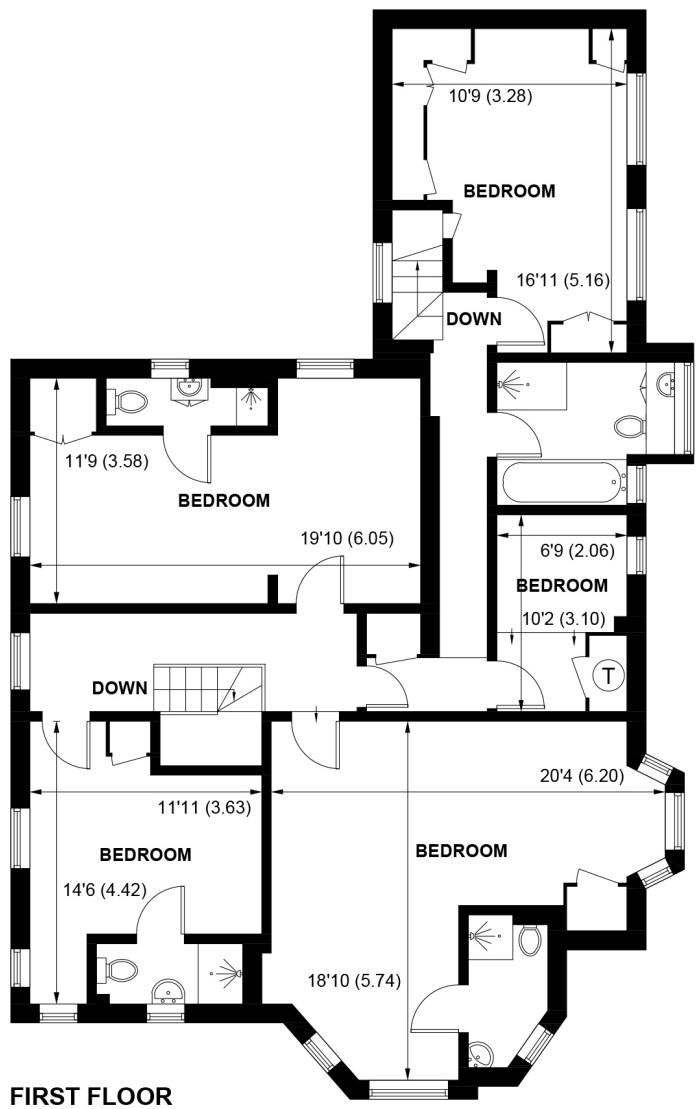
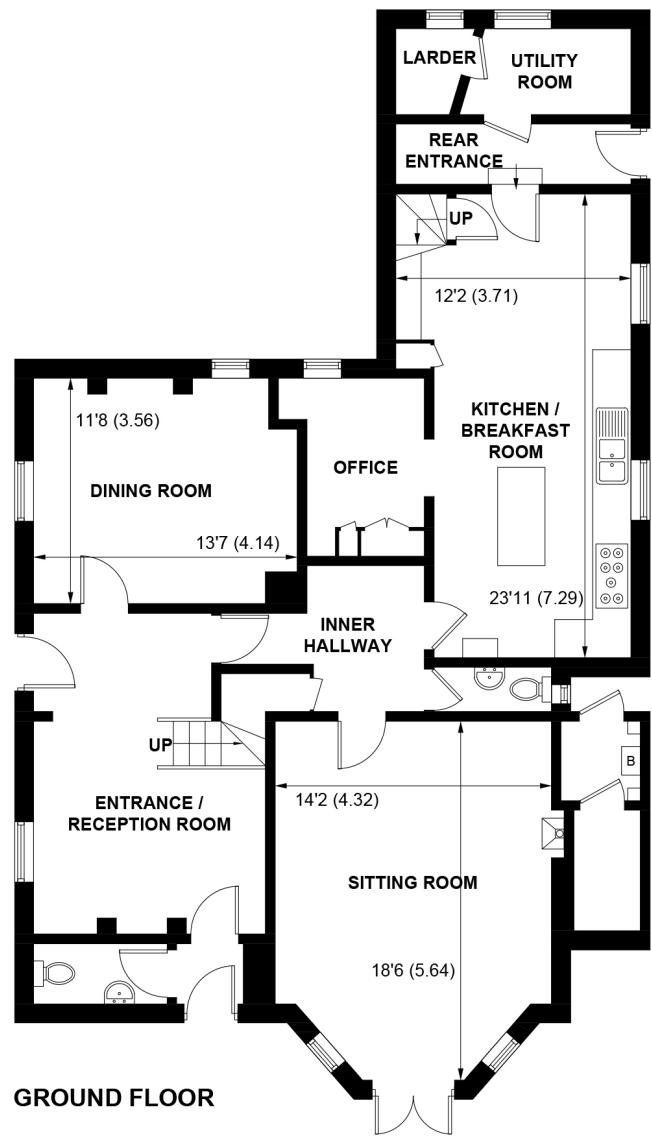
The garden, situated to the side of the property, is predominantly laid to lawn and features a spacious patio area, perfect for outdoor entertaining. Well-maintained, it boasts an array of flowers, shrubs, and trees, along with a sizeable chicken coop and a garden well.



The front driveway offers off-road parking for five to six cars and provides access to the treble garage, equipped with fully electronic doors. This space presents potential for additional parking or a workshop. An external door at the rear of the garage leads to a stairwell, ascending to a spacious room above the garage currently utilised as a hobby room but adaptable for various purposes such as a games room or potential annexe. Returning downstairs, another door leads to a bedroom suite, featuring an ensuite shower room, adding further versatility to the property.



[Dashed box] = REDUCED HEADROOM BELOW 1.5m / 5'0"



APPROXIMATE GROSS INTERNAL AREA = 2444 SQ FT / 227.1 SQ M
GARAGE = 1134 SQ FT / 105.4 SQ M
TOTAL = 3578 SQ FT / 332.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
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