



FELLS GULLIVER
ESTATE AGENTS

023 8028 4411
www.fellsgulliver.com

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

£925,000

- Central Lyndhurst location
- Long private driveway
- 2600 square feet
- Kitchen family room
- Principal bedroom with ensuite
- Secluded gardens
- Annex potential
- Galleried entrance hallway
- Spacious reception rooms
- Four further bedrooms





5



3



3



Approached over a long private driveway New House is situated in a secluded central Lyndhurst location. The property underwent a scheme of extension and renovation some years ago and now offers flexible accommodation extending to some 2600 square feet arranged over two floors.

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.

A striking hardwood and glazed front door provides entry to an impressive entrance hallway, from which you can access the principal reception rooms and ascend the stairs to the first floor. This entrance hallway, with its generous size space, sets the stage for this exceptional property.



On the ground floor, you'll find a spacious family room or home office, as well as an inviting sitting room featuring a wood-burning stove.



At the heart of the home lies the 'live-in' kitchen family room, complete with a central island and a well-appointed kitchen featuring a range of appliances. This delightful space seamlessly extends to a patioed al-fresco entertaining area through a set of bi-fold doors.

The ground floor is further enhanced by two additional bedrooms and a convenient shower room, further complemented by a spacious utility room.





Ascending to the first floor, you'll discover three generously proportioned double bedrooms. The principal bedroom boasts a good-sized en-suite and a dressing room, while the other two bedrooms offer picturesque views of the gardens and share a family bathroom.

The outdoor area boasts wrap-around gardens, which, despite its excellent central village location, provide New House with a pleasant sense of seclusion. You'll find a spacious patio area with the rest of the grounds covered in lush lawn. As you approach the property along the private drive, you'll notice a single garage and ample parking space.



In summary we believe this to be a wonderful opportunity to acquire a substantial village house offering excellent accommodation, within a short stroll of Lyndhurst with a good degree of privacy. A rare find.



GROUND FLOOR

FIRST FLOOR

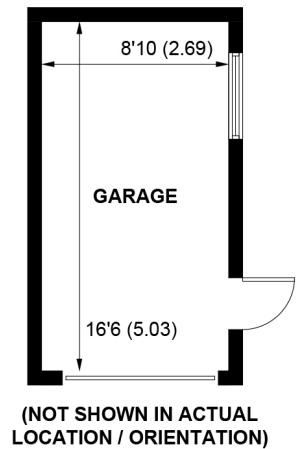
**APPROXIMATE GROSS INTERNAL AREA = 2609 SQ FT / 242.4 SQ M
(EXCLUDING VOID)**

GARAGE = 146 SQ FT / 13.6 SQ M

TOTAL = 2755 SQ FT / 256.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

Produced by Emzo Marketing





FELLS GULLIVER
ESTATE AGENTS

023 8028 4411
www.fellsgulliver.com