



Ginkgoes

Pikes Hill Avenue, Lyndhurst, SO43 7AX

SPENCERS
NEW FOREST





GINKGOES

PIKES HILL AVENUE • LYNDHURST

Set on arguably the best lane in Lyndhurst, Pikes Hill Avenue is a peaceful no through road of discreetly positioned, stunning homes. This spacious three/four bedroom executive style home was built in 2000 and is very well planned with three reception rooms and the potential for a ground floor suite, a detached brick garage and separate double car port, a lovely private garden surrounding the house to three sides. Within an easy walk of the open forest, a great pub and all the amenities of Lyndhurst.

£1,150,000



3/4



2



2





The Property

A large reception hallway has the staircase leading to the galleried first floor landing and is from where all principal rooms are accessed. The sitting room spans the entire width of the house with a triple aspect and feature fireplace. Glazed doors lead to a small raised terrace with steps to a patio and the delightful mature garden. Glazed double doors open through to the generous dining room with a hatch to the adjacent kitchen and rear aspect window, a further door leads back to the hallway.

The kitchen is fully fitted with a range of appliances to include the eye level oven and grill, fridge freezer and dishwasher. Oak fronted cupboards have deep red granite work surface over which incorporates a breakfast bar.

Adjacent to the kitchen is the generous utility room with ample storage and laundry space. Finally to the ground floor is the large study/bedroom three with adjacent cloakroom and ample fitted wardrobes for coat and boot storage.

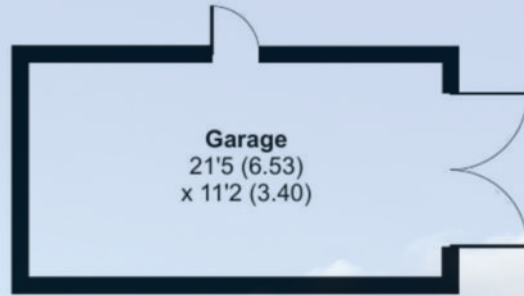
The first floor landing has an access hatch to the insulated and part boarded loft space with light and wooden retracting ladder. The principal bedroom suite is a generous room with ample fitted furniture and door to the en suite five-piece shower room.

There are two further spacious double bedrooms with fitted cupboards served by a five-piece bathroom with separate bath and shower.



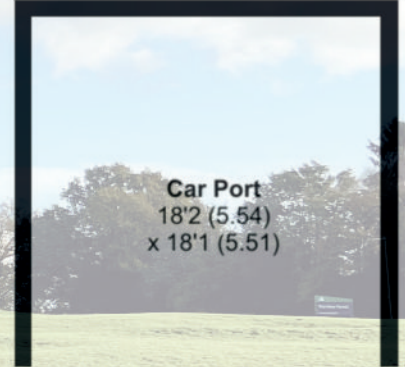
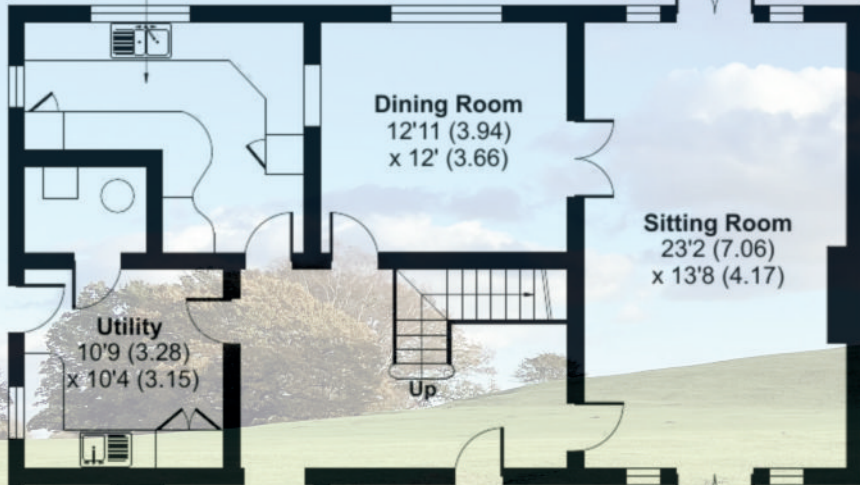


Approximate Area = 2234 sq ft / 207.5 sq m
Garage = 240 sq ft / 22.2 sq m
Total = 2474 sq ft / 229.7 sq m
For identification only - Not to scale



Kitchen
14'4 (4.37)
x 11'11 (3.63)

GARAGE



FIRST FLOOR

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°che.com 2024. Produced for Spencers of the New Forest Ltd. REF: 1133813



Grounds & Gardens

The position and plot are a feature of note being beautifully mature with a feeling of tranquillity and privacy. A sweeping driveway leads through a five bar entrance gate up to the garage and car port and there is ample room to park many vehicles or store a boat/camper.

The garden is mainly laid to lawn interspersed with mature shrubs and seating areas to enjoy the sun and different times of the day. There is a detached brick garage and store, a wooden shed and a large double fronted car port/barn.

Situation

The property is located north of Lyndhurst in the highly sought after Pikes Hill Avenue and is accessed off the road. Lyndhurst, situated in the heart of the New Forest National Park, provides an excellent range of amenities and facilities including a range of boutique shops and everyday stores, public houses, restaurants, hotels and a well-regarded primary school. Southampton, by road, is about 8 1/2 miles distant and there are mainline rail services available at Brockenhurst and Ashurst, both approximately 4 miles away, with Brockenhurst also offering an excellent sixth form college. The M27 at Cadnam is within approximately 4 miles, giving access to Portsmouth and Bournemouth via the M27 and Winchester and London via the M3.



Additional Information

Tenure: Freehold

All mains services connected

Energy Performance Rating: D Current: 65 Potential: 76

Council Tax Band: G



Directions

From the top of the High Street, move into the left hand lane and, at the traffic lights turn left onto the A337 signposted Southampton M27. Follow the road for a short distance before turning left onto Pikes Hill. Proceed up Pikes Hill and turn left into Pikes Hill Avenue where the property can be found on the right hand side.

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.

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 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:

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com