



4 Clarence Road

Lyndhurst, SO43 7AL

SPENCERS
NEW FOREST





4 CLARENCE ROAD

LYNDHURST • NEW FOREST

This immaculately presented detached family home situated just moments from Lyndhurst high street and the open forest, sits on a secluded yet generous plot of a little more than half of an acre.

The hub of the home is the fantastic new open plan kitchen/diner/family room designed to a high specification and a beautiful 15-year-old vine sits proudly above the conservatory making for the perfect inside outside living.

£1,450,000



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The Property

The main access leads through the front door into a welcoming hallway giving access to all downstairs accommodation and stairs leading up to the first floor where all the bedroom accommodation is located. On entering the hallway, immediately on the left is a double aspect dining room that is carpeted throughout.

Across the hallway is a well-proportioned carpeted sitting room with triple aspect views over the garden and complimented with French doors leading to the garden and boasting a lovely feature fireplace with limestone surround and inset log burner.

Leading on to the back of the property, from the hallway, is arguably the pinnacle part of the house being the open plan kitchen/family area. The generous space offers a dining area and family room with log burner which gives a lovely, secluded spot. This opens into a large Italian Scavolini kitchen with integrated appliances such as a microwave oven, grill, plate warmer, induction hob, dishwasher, fridge freezer and separate freezer. Both ground and eye level units wrap around the rear of the kitchen and include a floor to ceiling larder cupboard. The kitchen is complimented with a beautiful quartz worktop with inset double sink and a Quooker tap. In addition, there is a kitchen island offering more storage space as well as a breakfast bar area.

The kitchen flows into a large brick-built conservatory with two access points into the garden. A useful utility room sits at the other end of the kitchen offering further storage units, sink and under unit washing machine space, plus access to the garden. Tiled flooring stretches through the family room, kitchen, conservatory and utility room with the added benefit of zoned underfloor heating throughout. A generous shower room completes the downstairs accommodation and is just beyond the stairwell which also provides great under stairs storage.



The Property Continued...

A carpeted staircase leads to the first-floor landing where there is immediate access to the second double bedroom and a large four-piece Jack and Jill bathroom. Leading through from the landing are two further double bedrooms, one providing an en-suite and the other providing good sized wardrobe storage; both give double aspect views over the garden.

The principal bedroom sits at the rear of the property giving a lovely double aspect view of the garden. This room has the added benefit of a further three piece en-suite shower room.

Ground Floor



Floor Plan

Approximate Gross Internal Areas

House

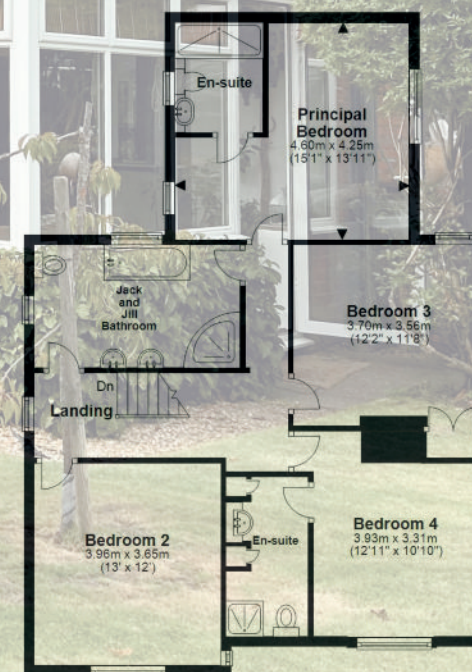
Ground Floor: 119.3 sqm / 1284.2 sqft

First Floor: 89.4 sqm / 962.3 sqft

Outbuilding: 49.0 sqm / 527.4 sqft

Total Approximate Gross Area:
257.7 sqm / 2773.9 sqft

First Floor







Grounds & Gardens

An in and out gravel driveway sits at the front of the property with gated entrances and exits allowing for easy access and ample off-street parking. The driveway also follows the side of the house giving more off-street parking space. This leads to a large double depth garage/workshop with both front and a side access single door allowing versatility of use.

The front of the property is bordered with large fencing and an array of bedding with plants and small trees which continues around the side of the house where there is a generous garden that is mostly laid to lawn. At the back of the garden a wooden pergola walk through cloaked in jasmine and a mature vine, leads to a beautiful patio area, that in itself, is encased and surrounded by raised brick built bedding with a host of lovely plants and greenery, making this the ideal place for outside dining. The garden offers a very tranquil setting and wraps beautifully around the house giving side access from both ends of the house.

Directions

From our office in Brockenhurst turn left and proceed up Brookley Road, taking the first turning on the left into Grigg Lane. Continue to the end of Grigg Lane and turn left onto the Lyndhurst Road. Continue along the road for approximately three miles until you are about to enter the one-way system at Goose Green. Continue over the road into the one-way system. 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, take the third right into Queens Parade and turn left into Clarence Road. The property is located on the right hand side.

Additional Information

All mains services connected

Council Tax: Band G

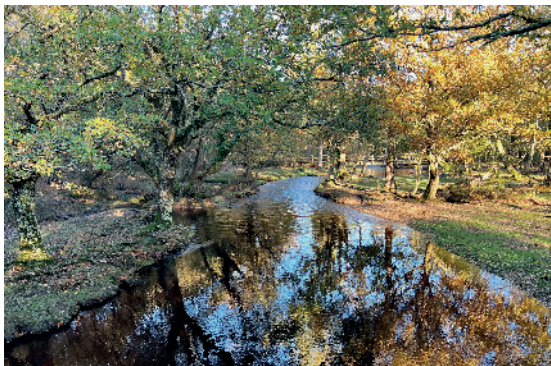
Tenure: Freehold

Energy Performance Rating: D Current: 63 Potential: 76









Situation

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.

Points of Interest

New Forest Golf Club	1.2 Miles
Lime Wood Hotel	1.8 Miles
Ashurst Railway Station	2.8 Miles
Brockenhurst Tertiary College	3.9 Miles
Brockenhurst Mainline Railway Station	4.3 Miles
The Pig	4.5 Miles

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