



**Lynwood**

*Rossiters Lane, Woodlands, SO40 7HX*

**SPENCERS**  
NEW FOREST





# LYNWOOD

ROSSITERS LANE • WOODLANDS

*A stunning designer home in an idyllic peaceful setting circa 2.1 acres of paddocks and gardens, a plunge pool and substantial annexe offering significant income potential. Other outbuildings include a triple garage and workshop, stable block, hay barn and new timber studio with second driveway. With easy access to the open forest via quiet country lanes and bridleways. Nestled in the heart of the New Forest in Woodlands with excellent amenities and schooling close by.*

£1,695,000



6



3



2





## The Property

This beautiful character home has undergone an extensive redesign and finished in a contemporary style which includes powder coated aluminium windows throughout. The majority of the ground floor is now an open plan with a central living area and prominent staircase to the first floor.

The original stripped floors make a striking feature to the ground floor and where the well appointed kitchen has a large island topped with a thick marble work surface. Appliances include a dishwasher, five-ring AEG gas hob with extractor above, two fan ovens, a combination microwave and coffee machine, a mixer tap (100°C boiling, chilled and sparkling and filtered water) and an insinkerator. There is also a unit with space for a large fridge/freezer. The kitchen is open to the delightful dining area where a wide step leads to a ceramic tiled sitting area with underfloor heating, glazed roof and with two sets of bi folding doors leading to the entertaining terrace with far reaching views over the grounds.

There is a side entrance porch with flag stone floor, coat and boot storage and external door to a walled courtyard which leads to the large annexe and the grounds. The spacious living room has three sets of french doors to the garden and an attractive fireplace. There is a utility room with double butler sink, ample storage and plumbing for a washing machine.





## The Property Continued...

The first floor landing leads to four bedrooms with three of them having Juliette balconies and enjoying the stunning views. The principal bedroom is generous with beautiful views over the paddocks and fields and has an en suite cloakroom.

The fourth bedroom is currently used as a dressing room with inset coloured lighting. The family bathroom has a large opaque glazed wall dividing the free standing bath from the rain forest walk in shower and basin on black granite plinth. There is an opening glazed unit next to the shower.

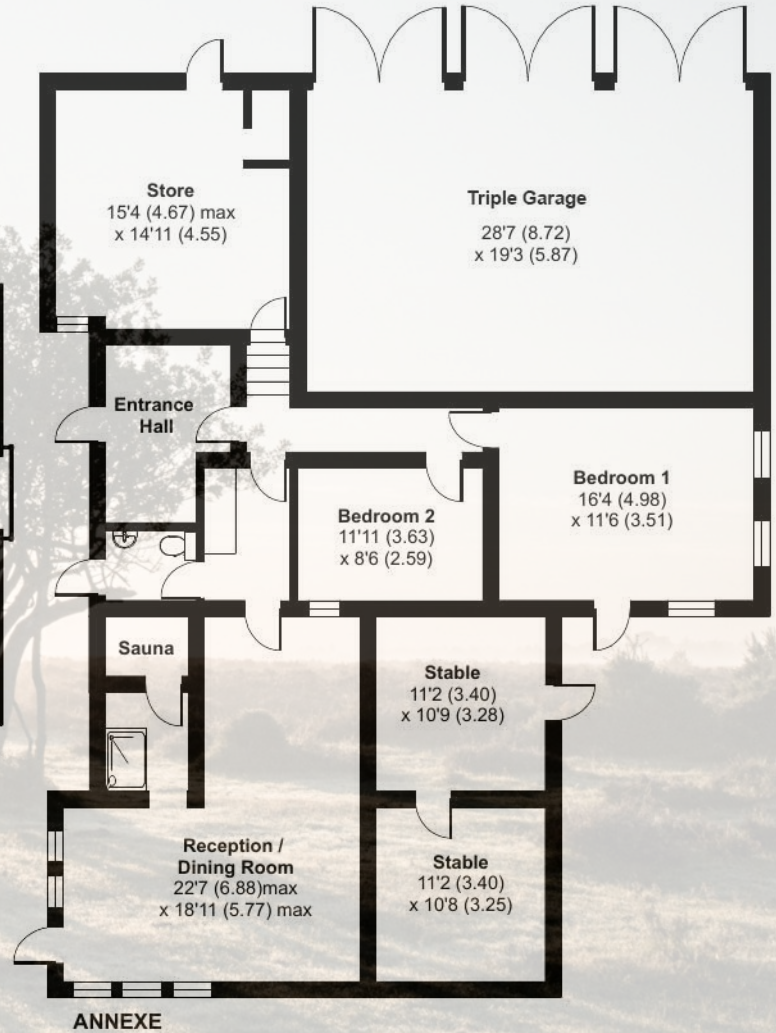
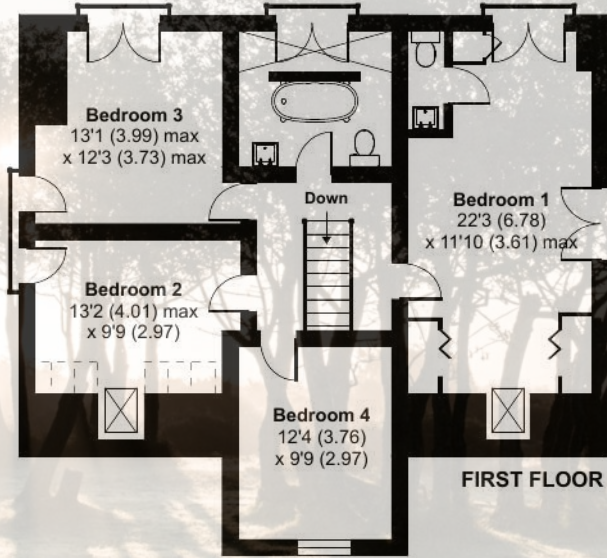
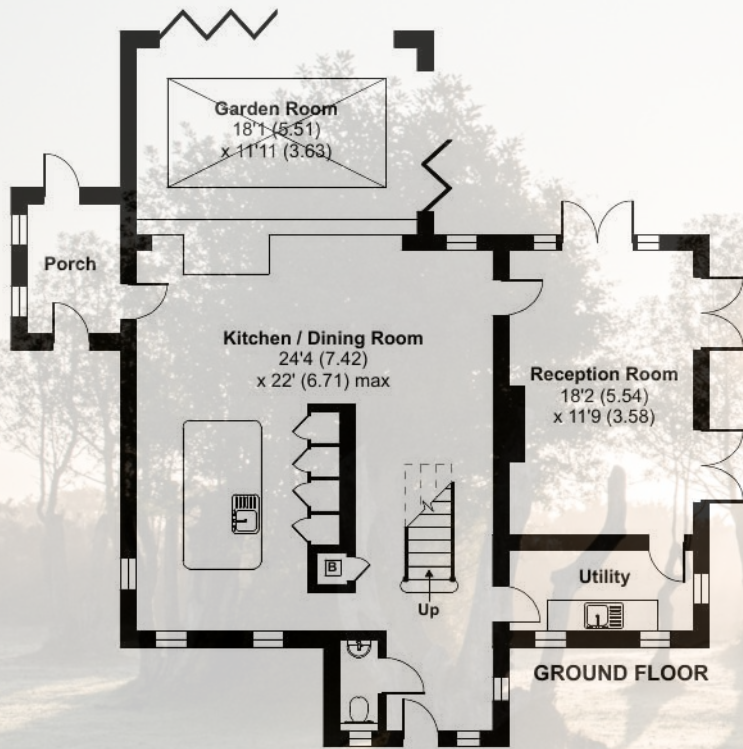




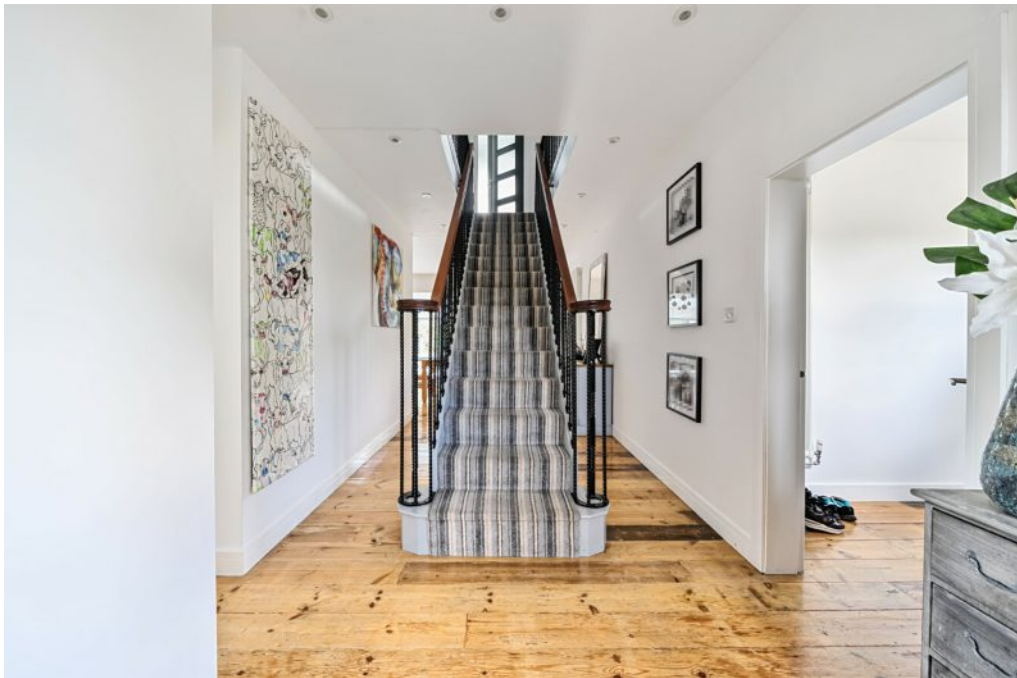
Approximate Area = 2119 sq ft / 196.8 sq m  
Limited Use Area(s) = 26 sq ft / 2.4 sq m  
Annexe = 1225 sq ft / 113.8 sq m  
Garage = 554 sq ft / 51.4 sq m  
Outbuilding = 252 sq ft / 23.4 sq m  
Total = 4176 sq ft / 387.9 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Spencers of the New Forest Ltd. REF: 1134605







## Annexe Suite

The detached annexe is very spacious and is currently utilised as offices and an editing suite for the owners business needs. Comprising an L-shaped living area with full height glazing enjoying the views, three offices and a studio with en suite shower room.

Steps lead up to another spacious room which has been part renovated with all services connected and has a large cellar below, ideal for use as a media room or gym, for example. This whole area offers great scope to convert to a variety of needs and presents another opportunity to convert to a self-contained annexe (STP).

## Grounds & Gardens

The large driveway leads to the front of the house and around to the stables and garage.

There is a second driveway further along the lane leading to the hay barn and newly part-constructed timber studio (4m x 5m). This presents an ideal set up for further ancillary accommodation or to generate income, (subject to the necessary consents).

The beautiful gardens have been designed to enjoy the views and entertain with a plunge pool of approximately 7m x 5m.

The grounds extend to circa 2.1 acres with the option to purchase another plot circa 0.84 acre to the side. In addition there is a chicken coop and mature fenced vegetable garden. For equestrian enthusiasts, there are two stables and an area of concrete hard standing.

The whole setting is idyllic with undulating fields and gardens enjoying complete privacy.





ROSSITERS LANE

Goodlands Farm

Broadbridge Farm

Lynwood

Pond

GP

273

276

278

Lanes Bridge

0m 20m 40m 60m

© Crown copyright and database rights 2024. OS AC0000813445

**Promap**  
LANDMARK INFORMATION



*Additional land available by separate negotiation*



## Directions

From Lyndhurst, proceed down the High Street onto the A35 Southampton Road and follow for approximately 2.5 miles into Ashurst. As you pass over the Ashurst train station bridge, turn left onto Woodlands Road and continue to the end of the road before turning right. Follow the road for approximately 1.2 miles, and pass the Gamekeeper pub on your left. Take the next turning left at the junction and the property is on your left after approximately 100 meters.

## Additional Information

Mains gas, electric and water

Sewage treatment plant

Tenure: Freehold

Energy Performance Rating: C Current: 78 Potential: 85

Council Tax Band: E

## Important Information

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](mailto:brockenhurst@spencersnewforest.com)

[www.spencersnewforest.com](http://www.spencersnewforest.com)