



FELLS GULLIVER
ESTATE AGENTS

023 8028 4411
www.fellsgulliver.com

Maple Lawn, Beaulieu Road, LyndhurstSO43 7DA

£1,725,000

- Simply stunning
- Forest access
- 4000 sq feet
- Spectacular facade
- 0.5 of an acre
- Super location
- Stroll to village
- Rural views
- A grand design
- Viewing essential





4



3



3

To the front of the property lies a stunning kitchen/family room, superbly equipped with, integrated appliances. A large walk-in utility room and pantry provide excellent storage and practicality ideal for everyday family life. A well-positioned home office offers peace and privacy, perfectly suited for remote working without compromising the flow of the main accommodation.



At the heart of the home is the spectacular drawing room. Floor-to-ceiling bi-fold doors open onto the garden, flooding the space with light and offering uninterrupted views of the grounds. A striking media wall anchors the room, creating a versatile space ideal for both relaxing and entertaining. Adjoining the drawing room is a stylish dining room, complete with a bespoke party bar—perfect for hosting in style. Despite the generous scale, these reception spaces retain a sense of intimacy and warmth, capturing the essence of a modern country house. The first floor has three exquisite bedroom suites, each beautifully proportioned and featuring its own appointed en-suite bathroom. The principal suite is generous in scale and impeccably designed. It boasts an en-suite, his and hers walk-in wardrobes, and a private balcony that offers views

This truly remarkable attached residence offers approximately 4,000 square feet of beautifully designed living space, set within a generous half-acre of private gardens. With direct access to the New Forest and just a short stroll to the charming village of Lyndhurst. Maple Lawn presents a rare opportunity to acquire a truly outstanding attached home, the result of an extraordinary architectural renovation. While the elegant, characterful red brick façade retains its timeless appeal, it gives way to a breath-taking rear glass elevation that floods the interiors with natural light and offers delightful views across the grounds. This home perfectly balances classical charm with cutting-edge design. The innovative layout offers generous, informal open-plan living spaces, ideal for modern life while still complementing the building's original character.







Tucked away down a private track just off the highly sought-after Beaulieu Road, Maple Lawn enjoys an exceptional level of privacy. Set within a generous half-acre plot, the property boasts a wonderful position with uninterrupted views over the Forest to the front and picturesque paddock land to the rear.

Although attached, the home offers a remarkable sense of seclusion and is not overlooked from any aspect. Situated centrally within its plot Maple Lawn is approached over a sweeping shingle driveway with turning circle. A front door gives access to a wonderful galleried glass landing filling you with a sense of tranquillity and ambience.

Outside, to the front and right-hand side of the house, is a versatile range of outbuildings currently arranged as a gym, home office, and craft room. These spaces offer excellent potential and, subject to the necessary consents, could be converted into a self-contained annexe.



Situated just off the drawing room is a lovely patioed terrace ideal for al-fresco entertaining and enjoying the tranquil sunsets. An outside kitchen complete with bar can easily service a large party. The remainder of the grounds are laid to lawn and back onto paddocks.

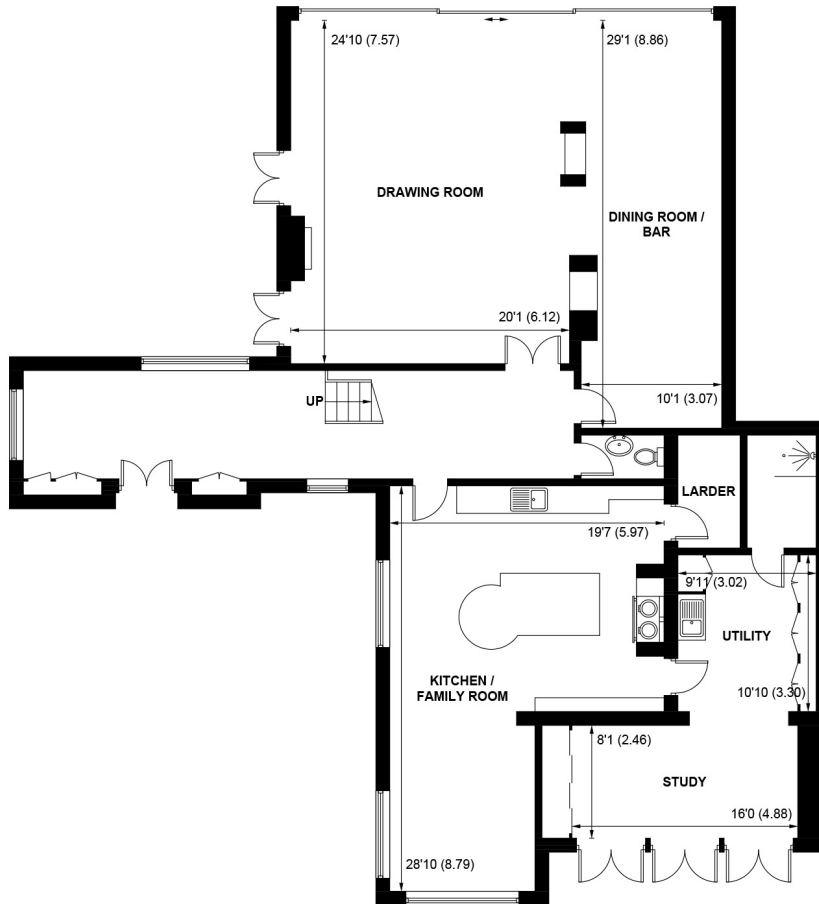
In summary an incredibly stylish, fun, characterful yet modern Country home in a splendid location. A very rare find.

This delightful character home truly must be seen to be fully appreciated. Its spectacular design, generous accommodation, and wonderfully convenient location offer the best of both worlds, a peaceful rural lifestyle with village amenities just a short stroll away.

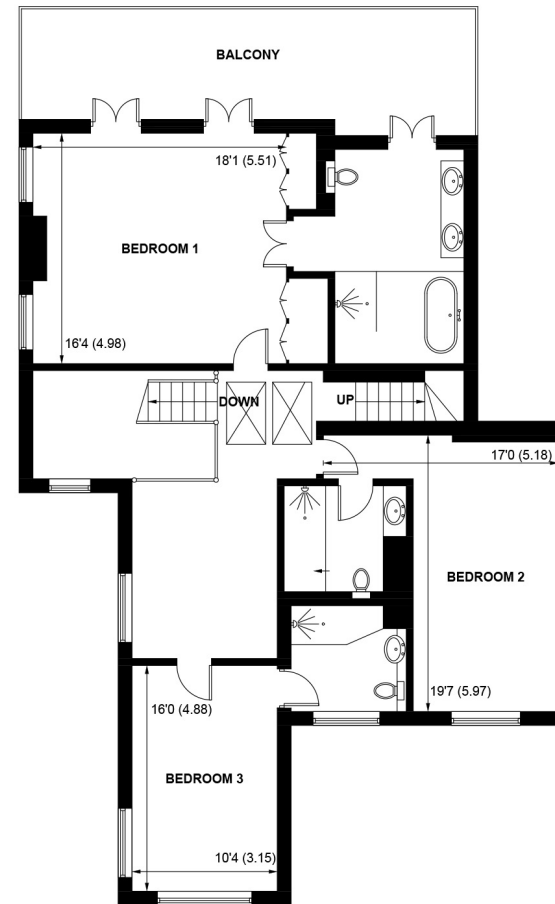
There are a mere handful of properties on Beaulieu Road combine such seclusion and lifestyle appeal with easy access to the heart of the village, making this a rare and special opportunity.



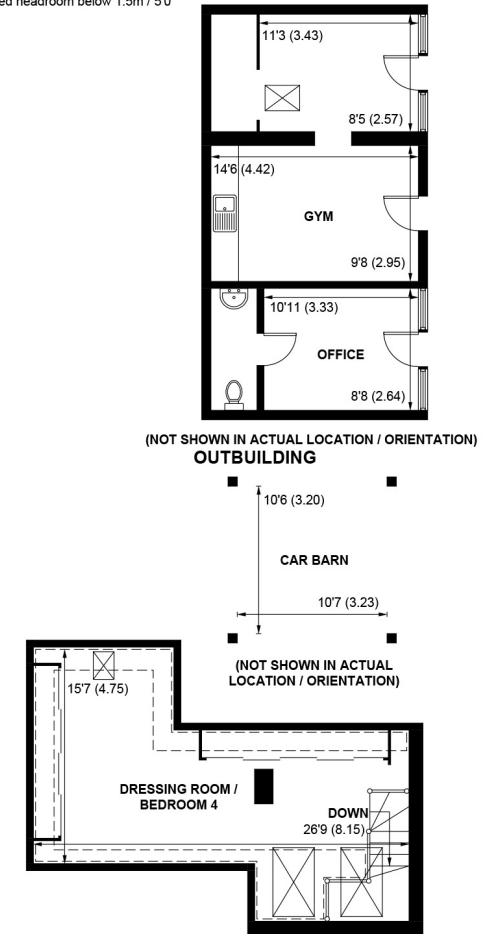
[Dashed line symbol] = Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 3774 SQ FT / 350.6 SQ M
OUTBUILDINGS = 416 SQ FT / 38.7 SQ M
TOTAL = 4190 SQ FT / 389.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025©
Produced by Emzo Marketing



FELLS GULLIVER
ESTATE AGENTS

023 8028 4411
www.fellsgulliver.com