



Park View

Pikes Hill Avenue, Lyndhurst, SO43 7AX

SPENCERS
NEW FOREST





PARK VIEW

PIKES HILL AVENUE • LYNDHURST

Built Circa 1920's, Park View offers an elegant, light and spacious family home with accommodation set across three floors in excess of 4500 sq ft. Tastefully renovated to a high specification, the property has been used previously as a location shoot requiring a backdrop of an English Country Home.

The property retains many period features befitting the era and further benefits from an attractive outbuilding and has scope to provide self contained annexed accommodation or working from home.

£2,150,000

 5  4  4





The Property

A welcoming reception lobby opens into an opulent hallway with original maple flooring, which in turn leads to the principal living spaces with a turning stairwell leading up to the first floor. Set off the hall is a cloakroom with under stairs storage and double doors leading into the kitchen diner. From the rear of the hallway, stairs lead to a substantial 17' x 16' cellar with two Worcester Boilers supporting the central heating and underfloor heating to the ground floor.

The superb drawing room, currently used as a multi functional space/study, benefits from a log burner and delightful views across the front garden from the large bay window.

Complementing the ground floor is a self-contained area set to one side comprising of a therapy room/office with its own external entrance, utility room with vast storage space, WC.

From the entrance hall double doors lead into the 32' kitchen/diner, which is fitted with a range of modern wall and base units, complementary Silestone work surfaces and a range of built-in appliances, including a built-in double oven and featuring a central kitchen island with inset gas hob and breakfast bar. The dining area also features a stone fireplace and large bay windows with views across the front gardens. Bi-fold doors to the side lead out onto a beautiful wrap around terrace with pergola making an ideal family seating area for alfresco dining.

A wonderfully proportioned snug is situated off the kitchen/diner with a feature log burner and further doors leading out onto the rear terrace linking the kitchen.

To the first floor, a landing area with walk-in airing cupboard provides access to three double bedrooms and a further rear staircase linking the ground floor and second floor.





The Property Continued...

The principal bedroom suite features reclaimed wood to one wall, well fitted dressing room with floor to ceiling storage and stunning bathroom/shower room.

Two further bedrooms benefit from elevated views across the gardens and grounds. Complementing these rooms is an ensuite to the second bedroom and a large family bathroom with Jack and Jill doorway to the third bedroom.

The second floor consists of a fitted kitchen with three bedrooms leading off the hallway. The largest room has folding doors leading out onto a balcony with lovely views over the gardens. A shower room with rain water shower and modern suite complete this floor. This area of the property can be used as self-contained accommodation for dependant relatives with the back stairs leading down to the ground floor and separate access to the side garden.

Grounds & Gardens

The property is accessed via a five bar gate opening onto a long leafy private driveway, leading up to the parking area for multiple vehicles and access to a beautiful 50' barn style outbuilding, featuring a storeroom for boats and bikes with further storage in the roof, potting shed and a garage.

The landscaped grounds associated with the property extend to approximately 0.6 of an acre, with the majority of the gardens enjoying a southerly aspect and sunny orientation. Adjoining and extending across the property's southerly elevation is a superb paved terrace set under an oak framed pergola which wraps around to the side of the property.

Set in front of the property is a large expanse of level lawn interspersed with a variety of well planted flowerbeds, ornamental trees and shrubs which ensure all year-round colour and interest. To the side of the lawn is an orchard area of plum and apple trees. The gardens wrap around the rear of the property and outbuildings.





Approximate Gross Internal Area
6145 sq ft - 571 sq m

Lower Floor

- Garage: 29'9" x 16'4" (9.07m x 4.98m)
- Work Shop: 20'3" x 16'4" (6.17m x 4.98m)
- Store: 51'10" x 13'11" (15.80m x 4.24m)
- Cellar: 17'8" x 16'3" (5.38m x 4.95m)

Level 1

- Utility Room: 13'7" x 12'1" (4.14m x 3.68m)
- Snug: 13'2" x 12'0" (4.01m x 3.66m)
- Office: 12'4" x 9'10" (3.76m x 3.00m)
- Kitchen/Dining Room: 32'1" x 16'3" (9.78m x 4.95m)
- Entrance Hall: 20'10" x 17'7" (6.35m x 5.36m)
- Drawing Room: 18'3" x 16'3" (5.58m x 4.95m)

Level 2

- Sitting Room: 22'0" x 13'7" (6.71m x 4.14m)
- Bedroom 5: 12'8" x 11'10" (3.86m x 3.61m)
- Bathroom
- Bedroom 4: 17'6" x 11'11" (5.33m x 3.63m)
- Kitchen: 13'4" x 10'9" (4.06m x 3.28m)
- Bedroom 3: 13'0" x 12'5" (3.96m x 3.78m)
- Bathroom
- Bedroom 2: 18'3" x 15'10" (5.56m x 4.83m)
- En-suite
- Dressing Room: 16'4" x 7'10" (4.98m x 2.39m)
- Main Bedroom: 18'3" x 16'4" (5.56m x 4.98m)
- En-suite
- A/C: 6'7" x 6'0" (2.01m x 1.83m)

Lower Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Approximate Gross Internal Area
6145 sq ft - 571 sq m

Lower Floor

- Garage: 29'9" x 16'4" (9.07m x 4.98m)
- Work Shop: 20'3" x 16'4" (6.17m x 4.98m)
- Store: 51'10" x 13'11" (15.80m x 4.24m)
- Utility Room: 13'7" x 12'1" (4.14m x 3.68m)
- Cellar: 17'8" x 16'3" (5.38m x 4.95m)

Level 1

- Snug: 13'2" x 12'0" (4.01m x 3.66m)
- Office: 12'4" x 9'10" (3.76m x 3.00m)
- Kitchen/Dining Room: 32'1" x 16'3" (9.78m x 4.95m)
- Entrance Hall: 20'10" x 17'7" (6.35m x 5.36m)
- Drawing Room: 18'3" x 16'3" (5.56m x 4.95m)

Level 2

- Sitting Room: 22'0" x 13'7" (6.71m x 4.14m)
- Bedroom 5: 12'8" x 11'10" (3.86m x 3.61m)
- Bathroom
- Bedroom 4: 17'6" x 11'11" (5.33m x 3.63m)
- Kitchen: 13'4" x 10'9" (4.06m x 3.28m)
- Bedroom 3: 13'0" x 12'5" (3.96m x 3.78m)
- Bathroom
- Bedroom 2: 18'3" x 15'10" (5.56m x 4.83m)
- En-suite
- Dressing Room: 16'4" x 7'10" (4.98m x 2.39m)
- Main Bedroom: 18'3" x 16'4" (5.56m x 4.98m)
- En-suite
- A/C: 6'7" x 6'0" (2.01m x 1.83m)

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



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 driveway to the property can be found on the right hand side.

Additional Information

All mains services connected

Tenure: Freehold

Energy Performance Rating: D Current: 60 Potential: 72

Council Tax Band: H

Situation

The property is located north of Lyndhurst in the highly sought after Pikes Hill 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.







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.

Points Of Interest

New Forest Golf Club	1.5 miles
Lime Wood	2.1 miles
Ashurst New Forest Railway Station	3.2 miles
M27	4.2 miles
Brockenhurst Train Station	4.6 miles
The Pig	4.9 miles
Southampton	10.0 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