



**Heatherstone**

*Knightwood Close, Lyndhurst, SO43 7DR*

**SPENCERS**  
NEW FOREST





*An impressive four bedroom detached property built to discerning specification in 2019 and set in a highly sought after cul-de-sac, convenient for Lyndhurst High Street*

## Specification

### Hallway

- Oak staircase with glass balustrade

### Sitting Room

- Aluminium Bi-fold doors
- Barbas Unilux Insert wood burning stove with a honed Black Granite Hearth

### Snug/Dining Room

- French doors

### Kitchen/Breakfast Room

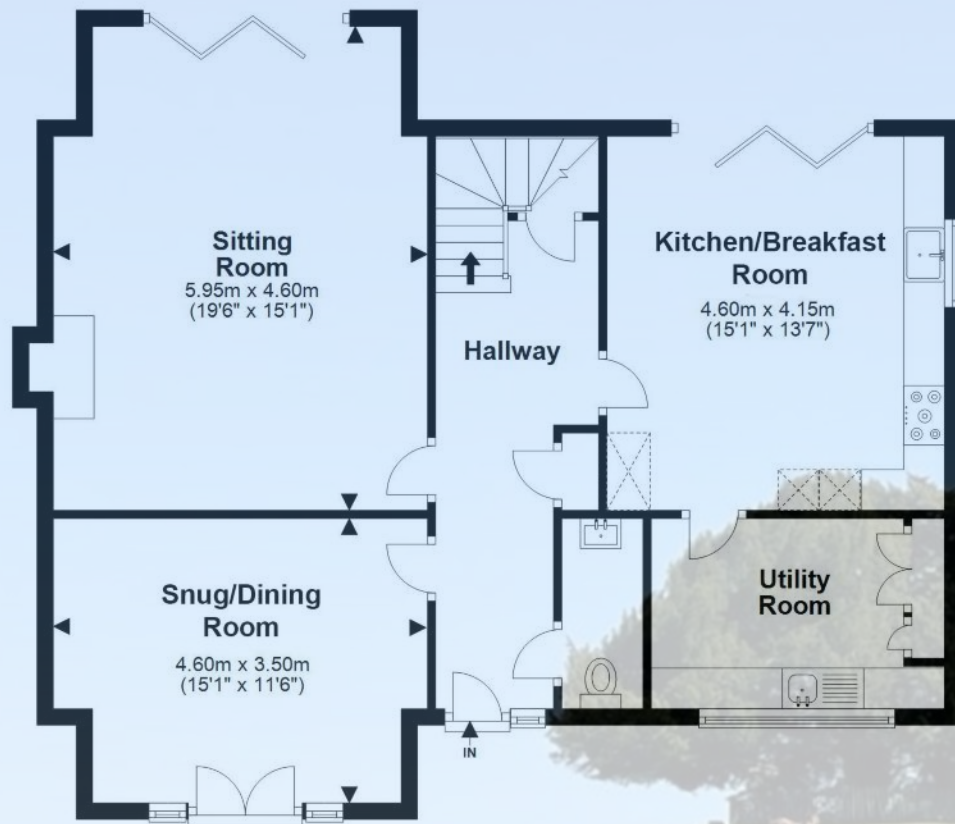
- Bosch built in Home Connect smart oven with pyrolytic self-cleaning function, stainless steel
- Bosch built in compact oven with microwave function, stainless steel
- Bosch Induction 5 zone hob with touch control
- Faber mounted cooker hood and white glass splashback
- Bosch built in warming drawer, stainless steel
- Bosch integrated fridge freezer
- Under counter wine cooler
- Bosch integrated dishwasher
- 'Pebble' gloss units with handleless design
- 'Arctic Starburst' Quartz worktop
- Aluminium Bi-fold doors
- Porcelain tiles

**£950,000**

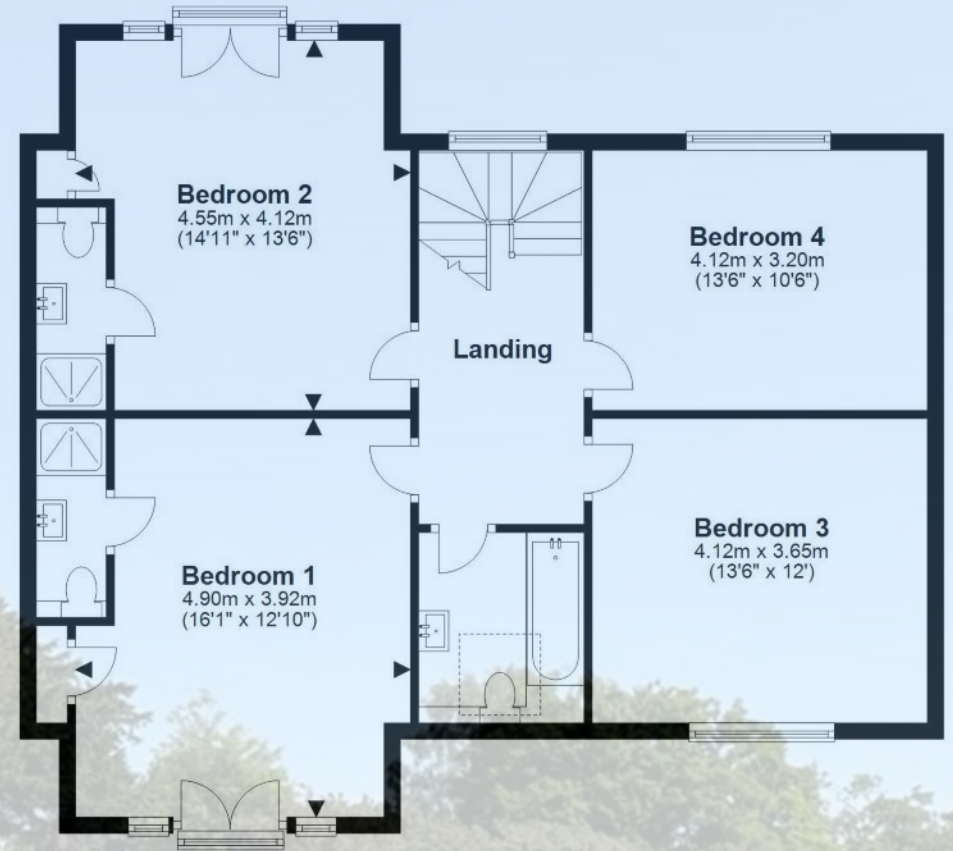


FLOOR PLAN

Ground Floor



First Floor



**Garage**  
5.50m x 3.40m  
(18'1" x 11'2")

Approximate Gross Internal Areas

House: 172.0 sqm / 1851.4 sqft  
Garage: 18.7 sqm / 201.3 sqft

**Total Approximate Gross Area:**  
**190.7 sqm / 2052.7 sqft**



*The property has been finished to a very high specification throughout and further benefits from elevated views across meadowland to the front, as well a south facing rear garden, detached garage and plentiful off road parking*

## Specification Continued...

### General

- Under floor heating throughout the ground floor
- Oak hardwood doors with satin stainless steel handles

### Utility

- Worcester Greenstar 24Ri boiler with unvented hot water cylinder (pressurised heating system)
- Water softener

### Downstairs WC

- Electric heated towel rail
- Roca 2 drawer wall hung white gloss vanity unit with polished chrome handles
- Roca toilet with soft close seat and Grohe wall access plate

### Main Bedroom and Principal Guest Suite

- Glass frameless Juliet balcony
- French doors

### Bedrooms Three and Four

- 'Tilt and Turn' windows
- Bed 4 (rear) - loft access



## Specification Continued...

### Family Bathroom

- LED mirror with ambient lighting and touch free sensor switch
- Roca 2 drawer wall hung white gloss vanity unit with polished chrome handles
- Roca toilet with soft close seat and Grohe wall access plate
- Porcelanosa duel fuel polished chrome heated towel rail

### En-Suites

- LED mirror with ambient lighting and touch free sensor switch
- Kudos shower enclosure
- Mira mixer shower
- Roca toilet with soft close seat and Grohe wall access plate
- Electric heated polished chrome towel rails

## Agents Note

Please note, the lead drone photo is from 2021.

## Grounds & Gardens

- Lighting front entrance and rear patio
- Two outdoor double electric sockets
- Provision for an electric car charging point
- Electric Sectional garage door in Anthracite grey
- Electric sockets and lighting supply in garage
- Rear patio with grey Limestone paving

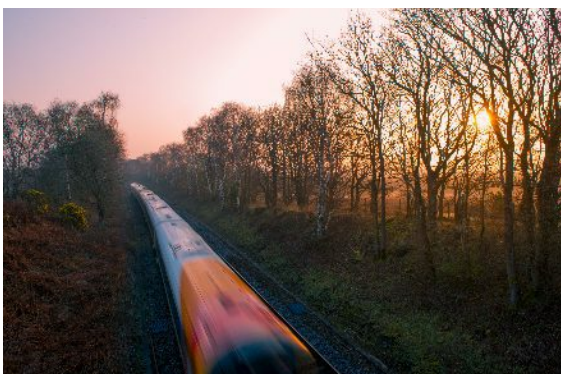
## Services

Tenure: Freehold

Services: All mains services connected

Energy Performance Rating: B Current: 85 Potential: 91





## Directions

Leave Brockenhurst heading north towards Lyndhurst on the A337. After approximately 3 miles bear left at Goose Green T junction onto Chapel Lane/A35 and proceed to the end of the lane. Turn right onto Bournemouth Road/A35 and then left shortly after into Knightwood Avenue. Proceed to the end of the road and bear right into Knightwood Close. The property can then be found shortly after on your right hand side.

## Situation

The property is conveniently situated in a private cul-de-sac location, enjoying elevated views across meadowland opposite and within easy reach of Lyndhurst High Street.

Lyndhurst offers a diverse range of general and specialist shops, together with a popular primary school, historic church and visitor centre.

The neighbouring village of Brockenhurst offers additional facilities and a mainline rail connection to London/Waterloo (approximately 90 minutes).

For the yachtsman, the Georgian market town of Lymington (10 miles) offers a range of sailing facilities and access to the open waters of the Solent, whilst the historic and much famed village of Beaulieu is only 7 miles away.

The M27 (Junction 1) at nearby Cadnam affords easy access to both Bournemouth, Southampton, Salisbury and the M3 Motorway network.

By prior appointment only with the selling agents Spencers of the New Forest.

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:

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