



FELLS GULLIVER
ESTATE AGENTS

023 8028 4411
www.fellsgulliver.com

Groveswood House, Stoney Cross, Lyndhurst, HampshireSO43 7GP

£2,850,000

- Substantial Queen Anne style detached residence
- 10,000 Sq Ft of internal accommodation
- Five receptions rooms
- Seven bedrooms
- Five acres of gardens and grounds
- Swimming pool complex
- Treble garage and carports
- Desirable New Forest Location
- Private and secluded location





7



5



5

An elegant and substantial New Forest Country Home approached over a long tree-lined sweeping driveway nestled in its own private secluded five-acre valley.

Highlights of the property include flexible and extensive accommodation, seven bedrooms with views of the grounds, an impressive swimming pool complex with an independent sauna, a detached triple garage complex with a triple carport, and space for a tennis court.



Groveswood House is an imposing property built in the Queen Anne style constructed of mellow Michelmersh brick and a tiled roof. The accommodation is expansive with the principal rooms extending to some 10,000 square feet, offering the ability to entertain on a grand scale. The proportions are further enhanced with high ceilings and an abundance of natural light from the large casement sash windows. Whilst certainly grand in accommodation, the property manages to maintain an intimacy and is a practical home to run.

A double-width front door leads to an entrance vestibule opening up to a spectacular galleried entrance hallway, which offers grandeur from a bygone era. The principal reception rooms all flow off this impressive hallway and have superb views over the grounds. Of particular note is the elegant double reception drawing room, formal dining and kitchen family room. Complimenting the formal areas are a number of more cosy, intimate rooms such as the snug and library. In addition to the main accommodation, there is a magnificent indoor swimming pool complex, housed in a delightful orangery. The health and well-being facilities are completed by a home gym, and sauna with showering and changing rooms.

The galleried landing is equally as impressive as the entrance hallway and leads to the seven bedrooms on the first floor, there is also a balcony enjoying views over the front formal gardens. The master suite is of superb proportions with en-suite, dressing area and a huge dual aspect private terrace. The guest bedroom has its own facilities and private balcony overlooking the orangery and rear gardens. The remainder of the bedrooms are comfortable doubles with the majority having en-suites. On the top floor is a suite of attic rooms with a myriad of uses.







Grovewood House occupies an idyllic position within Stoney Cross, accessed via bespoke wrought iron electric gates which opens onto a sweeping, tree-lined driveway and leads onto a large shingle parking area with a feature turning-circle. The property is set back from the Forest road and sheltered by Woodland. Embracing a wonderful central position in substantial private grounds apportioned into areas of formal and woodland gardens attracting an array of wildlife.

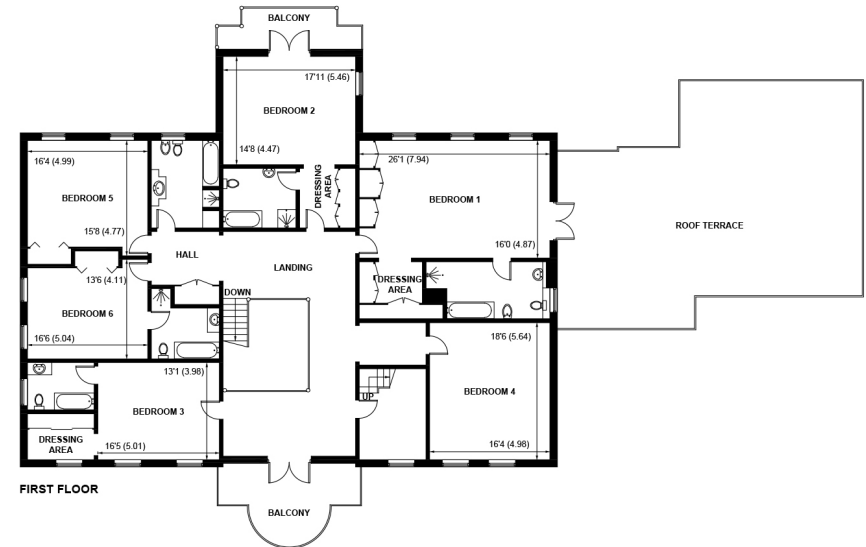
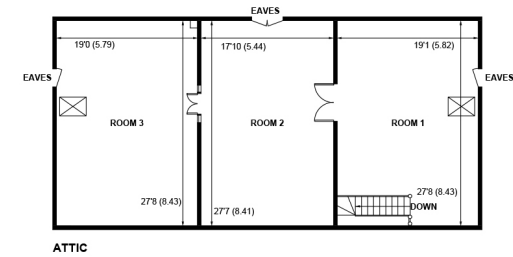
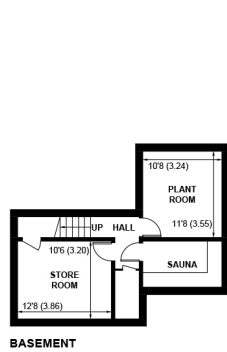
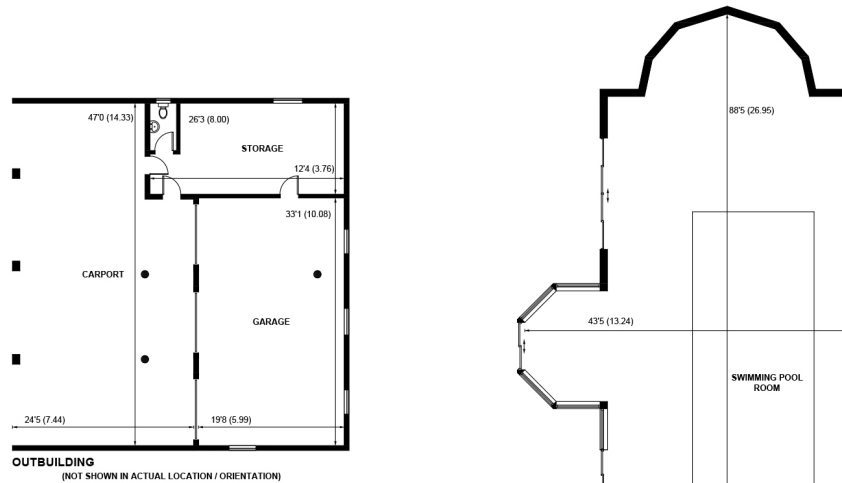
The car enthusiast is well catered for with triple garaging and undercover carports. There is also the ability to create a sheltered tennis court to the side of the garage complex. There is a direct access to the New Forest with it's various outdoor pursuits.

- Lyndhurst – 4 miles • Romsey – 10 miles • Southampton – 14 miles • Winchester and Salisbury – 22 miles

Stoney Cross is located on the edge of Minstead within the New Forest National Park. Minstead boasts a wonderful community, a village shop, a public house and a village hall. Grovewood House has direct access onto the open forest providing a network of footpaths and bridleways for walking and riding. The local village of Lyndhurst offers an eclectic range of boutiques, eateries and public houses with a local library, village hall and visitor centre, Lyndhurst centre also has a doctors and dentist practice. To the East, the maritime city of Southampton provides a more comprehensive range of retail and leisure facilities. Golf can be enjoyed at Romsey, Bramshaw and Wellow with water sports available along the South Coast, local Hunts and Pony Clubs include the Wilton, New Forest and Hursley Hambledon.

The property is well located for road and rail, the M27 easily accessible at Junction 1 which links with the M3 motorway and mainline rail services at Ashurst, with a direct line to London Waterloo in approximately 1 hr & 50 mins. Local Airports include Southampton and Bournemouth.

- Tenure: Freehold
- Sellers position: No forward chain
- Services: Mains electricity, oil, water and private drainage
- Council: New Forest National Park Authority
- Council Tax Band: H
- Energy Performance Rating: Available upon request



APPROXIMATE GROSS INTERNAL AREA = 10513 SQ FT / 976.7 SQ M

BASEMENT = 426 SQ FT / 39.6 SQ M

ATTIC = 1578 SQ FT / 146.6 SQ M

OUTBUILDING = 991 SQ FT / 92.1 SQ M

TOTAL = 13508 SQ FT / 1255.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

Produced by Emzo Marketing



FELLS GULLIVER
ESTATE AGENTS

023 8028 4411
www.fellsgulliver.com