



Deerhurst House

Pinkney Lane, Bank, Lyndhurst, SO43 7FE

SPENCERS
NEW FOREST





DEERHURST HOUSE

PINKNEY LANE • BANK • LYNDHURST

A truly magnificent period residence and coach house with accommodation extending to in excess of 6000 sq ft. set in beautiful grounds of approximately 1.1 acres with direct forest access to the front and affording stunning elevated views across fields to the rear.

The property is set within in the popular hamlet of Bank on the outskirts of Lyndhurst in the heart of The New Forest National Park.

£2,650,000



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The Property

With origins dating back to circa 1900, this quite superb family home has been renovated in recent times and offers exquisite and wonderfully appointed living accommodation throughout benefiting from many period features. The well configured layout features excellent reception space expected from a home of such stature.

The principal rooms include a delightful triple aspect drawing room with an attractive inglenook with open fireplace, French doors lead out onto the rear garden with a large bay window overlooking the side garden. An equally impressive dining room is set across a generous reception hall with feature large bay windows and a central open fireplace. These formal rooms are complimented by a well-proportioned study with adjacent store room set off the inner hallway, which accesses a large cloakroom and leading down into a large conservatory with tiled flooring and superb views across the gardens and fields beyond. This leads through into another cosy snug/sitting room with open fireplace.

This room links with a large dual aspect kitchen/breakfast room set at the far end of the property which incorporates a traditional range cooker and a comprehensive range of attractive, bespoke wooden units with corian work surfaces and walk in larder. A large kitchen island houses secondary cooking facilities and an inset sink. There is space for a large dining table to make this a perfect room for entertaining and dining. A door from the kitchen leads to the side of the property and parking area.

A useful boot/utility room is set off the dining area with a separate entrance to the front of the property.



The Property Continued...

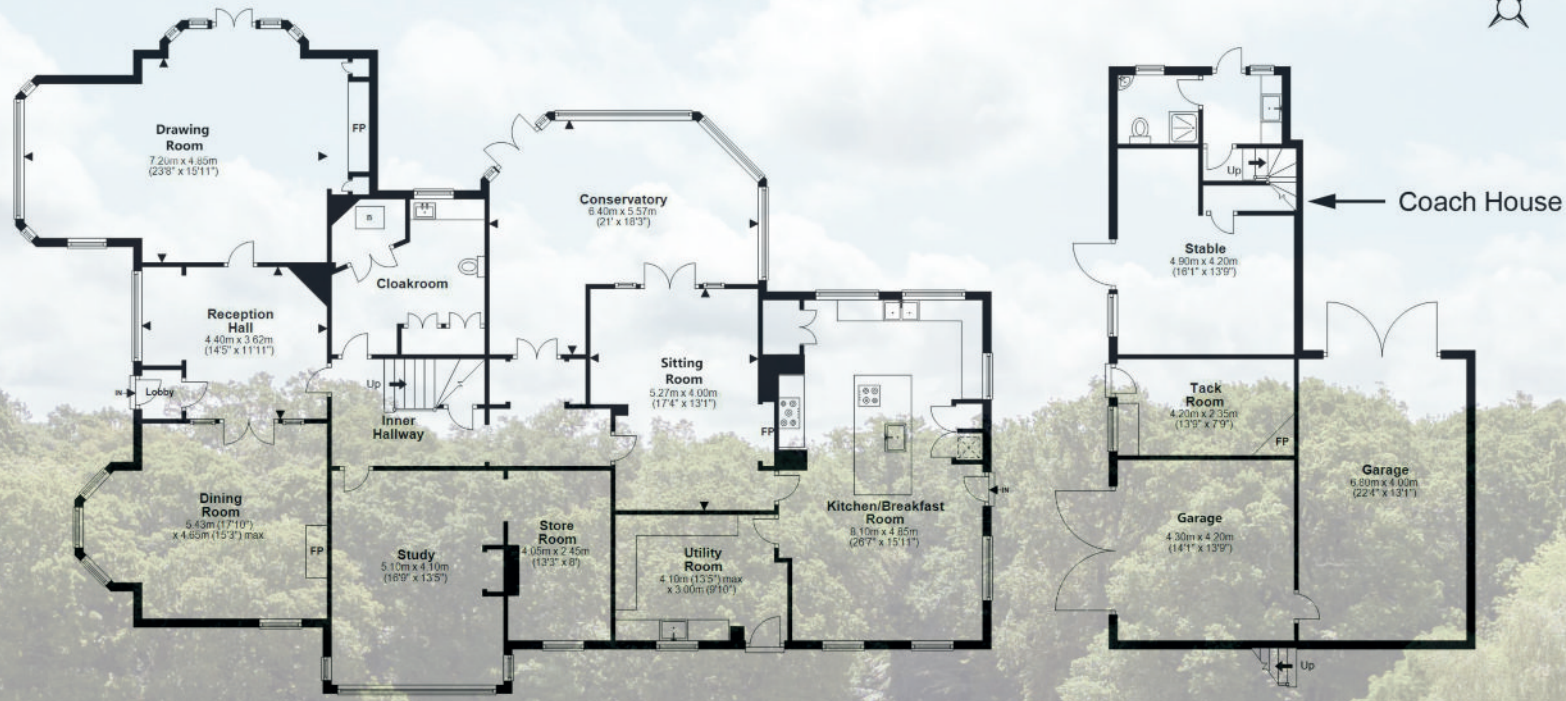
The bedroom accommodation is arranged either side of a split level staircase and includes an impressive principle bedroom suite to one wing, with elevated rear views to the rear, which benefits from a large ensuite with double ended bath, walk in double shower and his and hers sinks set into a vanity unit, a large dressing room is set off the bedroom area and offers extensive clothes storage facilities.

Two further good sized guest rooms are set across the hallway, both with built in wardrobes and picture windows. Set across in the east wing, three further bedrooms, all with built in wardrobes, are offered with supporting shower room and family bathroom. A store and large airing cupboard complete the first floor accommodation.

All the bedrooms are orientated to benefit from wonderful views across neighbouring fields and open forest at the front.



Ground Floor



Floor Plan

First Floor



Approximate Gross Internal Areas

House
 Ground Floor: 242.0 sqm / 2604.9 sqft
 First Floor: 192.5 sqm / 2072.1 sqft
 Coach House: 132.0 sqm / 1420.8 sqft

**Total Approximate Gross Area:
 566.5 sqm / 6097.8 sqft**

Illustration for identification purposes only, measurements are approximate, not to scale. FP US/ethn
 Plan produced using PlanUz





Grounds & Gardens

To the front of the property there is a gated pathway leading round the side to the original entrance porch and large double gates to the other side of the property open onto a paved courtyard driveway providing off road parking for several vehicles and access to the garaging and coach house.

The coach house is a fantastic outbuilding full of character and offers facilities to accommodate a number of cars with large double doors, separate tack room and stable. A further garage is set at the rear of the building with access to the rear garden.

Separate access leads into self contained ancillary accommodation with shower room, kitchenette and an inner flight of stairs lead up to a living room with elevated views across the fields to the rear and which in turn leads through to a generous bedroom with velux windows allowing for lots of natural lighting and access to an exterior staircase to the front of the property if required.

The stunning gardens that surround the property are a particular feature having been cleverly apportioned into different areas of interest. A gravelled terrace provides a wonderful space for al-fresco dining with views to the far end of the garden and across fields. The garden is particularly well stocked with a number of specimen plants and trees. In total, the grounds extend to in excess of an acre and provide a wonderful recreational environment for the whole family. Immediately to the front of the property, there are many gravelled paths for extensive cycling and walking through the forest.





Directions

Leave Brockenhurst heading north towards Lyndhurst on the A337. After 3.5 miles bear left at Goose Green T junction following the road signposted to Bournemouth/A35. Take the first turning on the left hand side down Pinkney Lane and continue to follow the road all the way round for approximately 1 mile where the property can be found on the right hand side.

Additional Information

Mains electricity and water

Oil fired central heating

Tenure: Freehold

Council Tax: Band H

Energy Performance Rating: E Current: 45 Potential: 68



Situation

This stunning country house is set in the idyllic and highly sought after hamlet of Bank which has a popular local pub and a friendly community. Bank is 1.5 miles south west of the village of Lyndhurst, renowned as the capital of the New Forest.

Situated on the open forest, the hamlet boasts a number of attractive dwellings, both large and small, many affording fine open views over the surrounding farmland and forest. The highly regarded Oak Inn pub is a short walk away and the nearby village of Brockenhurst (approximately 5 miles south) has a mainline rail connection to London Waterloo (journey time approximately 90 minutes).

The Georgian market town of Lymington, renowned for its Saturday "Charter Market", river, marinas and yacht clubs is situated approximately 9 miles to the south. The M27 (4 miles) to the north of the hamlet provides easy access across the forest to serve Bournemouth, Southampton and the M3 motorway network to London.

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:

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