



**Tims House** *Pinkney Lane Lyndhurst SO43 7FE*

**SPENCERS**  
NEW FOREST



# TIMS HOUSE

BANK • NEW FOREST

*A unique and characterful cottage-style bungalow, situated in the highly sought-after village of Lyndhurst, offering exceptional scope and versatile accommodation, set within formal gardens and paddock land extending to approximately just over two acres.*

£925,000



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## The Property

This spacious and well-proportioned home provides flexible living with four to five bedrooms, served by a family bathroom and separate shower room, making it ideally suited to growing families or those seeking adaptable space. The property is entered via the cottage-style kitchen/breakfast room which is fitted with a range of units and features a gas-fired Rayburn alongside an electric hob, creating a practical yet charming heart of the home. From the kitchen you walk into a bright and airy living room which is a particular feature of the property, boasting an attractive beamed ceiling, a characterful brick fireplace housing a log burner, and double doors opening into a conservatory that enjoys delightful views across the grounds. A further dining area sits in a lovely, bayed window section to the living room with further double doors out to the grounds.

To the other side of the property from the kitchen is an inner hallway that gives you access to all bedroom accommodation. There are four bedrooms all of which are serviced by both a large family bathroom and a separate shower room. The principal bedrooms boast a further room ideal for dressing area or as a further fifth bedroom if configured.



# Tims House, Pinkney Lane, Lyndhurst, SO43 7FE

FLOOR PLAN



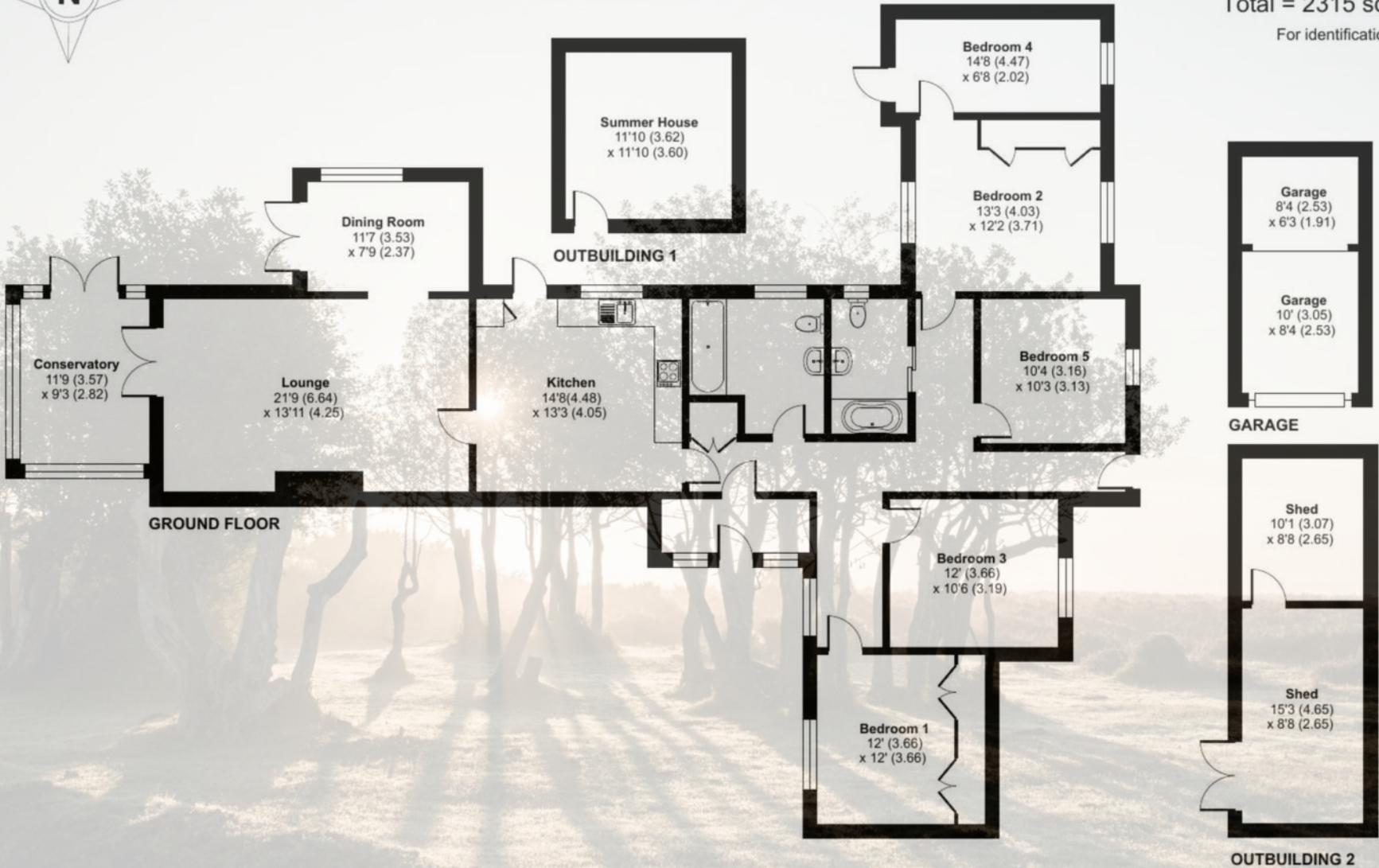
Approximate Area = 1812 sq ft / 168.3 sq m

Garage = 139 sq ft / 12.9 sq m

Outbuildings = 364 sq ft / 33.8 sq m

Total = 2315 sq ft / 215 sq m

For identification only - Not to scale





## Grounds & Gardens

The property is approached via a gravel driveway leading to a gabled gate, which opens onto the established gardens. The grounds are a true highlight, incorporating a pond, summerhouse, and adjoining paddock land. Further benefits include a double car port and an extensive range of outbuildings, including two former stables (currently utilised as a workshop and store), an attached triple-bay tractor/mower store, and a cow shed which now requires an element of refurbishment.

Offering potential for enhancement or further development (subject to the necessary consents), this delightful home presents a rare opportunity to acquire a property of character and land in this prime New Forest location.

## 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 the property can be found on the left hand side as after about 75 metres.





## Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: C Current: 76 Potential: 81

Services: All mains connected

Heating: Gas central heating

Parking: Private yard and two car ports

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property

## The Situation

This property 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.





## 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.





For more information or to arrange a viewing please contact us:

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