



**The Goslings**

*Goose Green, Lyndhurst, SO43 7DH*

**SPENCERS**  
NEW FOREST





# THE GOSLINGS

GOOSE GREEN • LYNDHURST

*This beautifully presented detached three bedroom house is set in private grounds within close proximity of the village amenities. Built in 2020, the property has been well configured to offer bright and airy accommodation across two floors supporting three bedrooms, two bathrooms and good storage.*

*Further benefits include a very versatile home office at the end of the garden and further outbuildings include a large storage shed.*

£650,000



3



2



2





## The Property

The front door is set under a covered storm porch which leads into the entrance hall, attractive engineered oak flooring is laid throughout, with wood panelling detailing to the walls and stairs lead up to the first floor. A cloakroom with WC and wash hand basin is set off the hall with a utility room positioned at the far end of the hallway.

The wood flooring continues into a well proportioned reception room which offers large box bay windows overlooking the front garden and drive allowing for lots of light. A contemporary corner wood burner makes for an attractive feature of this cosy room.

A triple aspect kitchen/dining room is set at the other end of the property with glazing across one side with French doors leading out onto the gardens and terrace. The attractive kitchen offers modern units at both base and wall level with complimentary quartz worksurfaces and upstands with an inset sink unit and induction hob with extractor overhead. Further integrated appliances include a built under electric oven, fridge freezer and dishwasher. A central kitchen island provides additional storage and worksurfaces and a breakfast bar area. There is space for dining at one end of the kitchen making for a superb entertaining area.

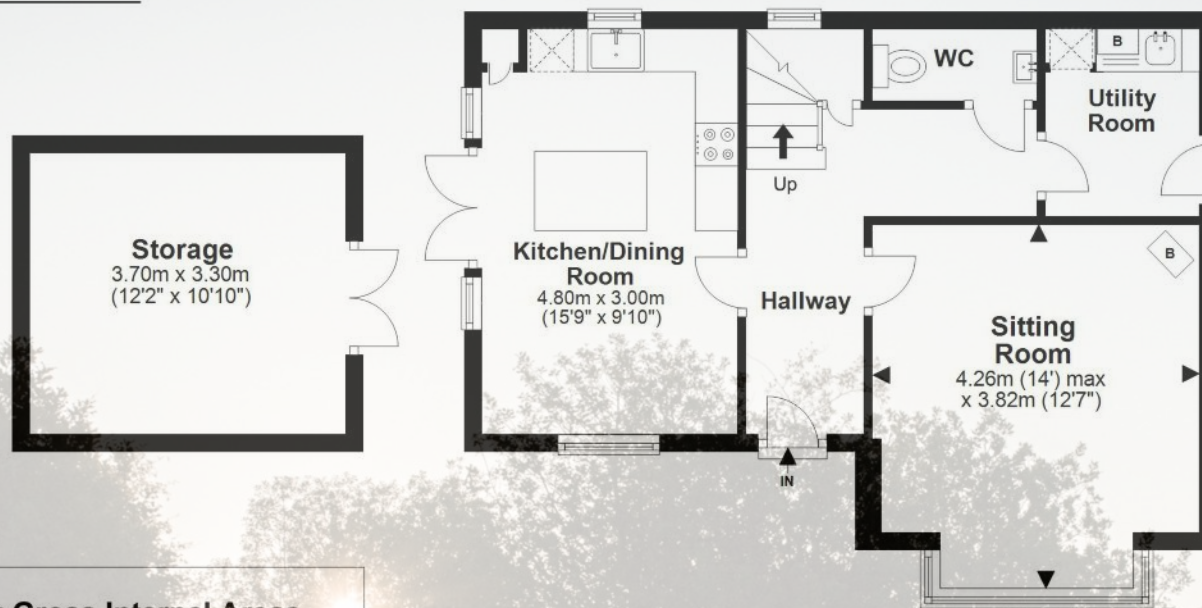
The utility room provides additional storage and worksurfaces with plumbing for appliances, a sink unit and a wall mounted gas boiler. A door from the utility room leads to a side garden.

The first floor offers a generous landing with light coming from windows to the side. From here access leads to the three bedrooms and family bathroom.

The principal bedroom benefits from dual aspects over the gardens and Goose Green to the front. An en suite shower room is set off the bedroom housing a shower cubicle, WC and wash hand basin.

# Floor Plan

## Ground Floor

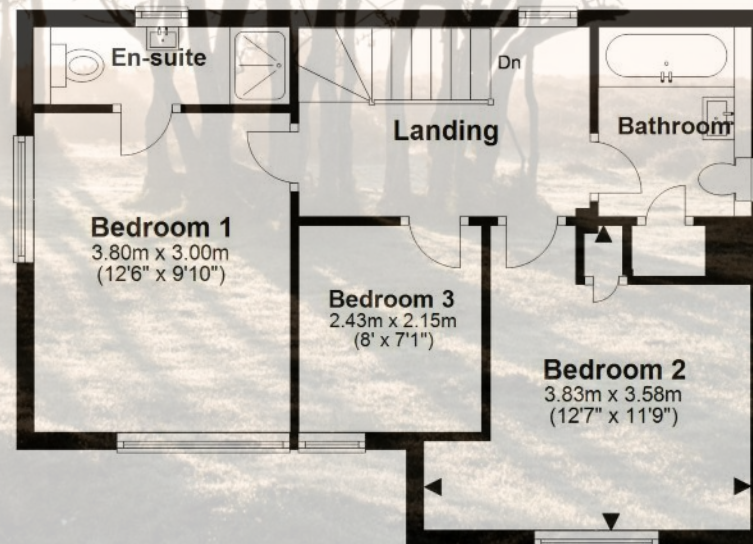


### Approx Gross Internal Areas

House: 89.7 sqm / 964.6 sqft  
Storage: 12.2 sqm / 131.6 sqft

**Total Approx Gross Area:  
101.9 sqm / 1096.2 sqft**

## First Floor





## The Property Continued...

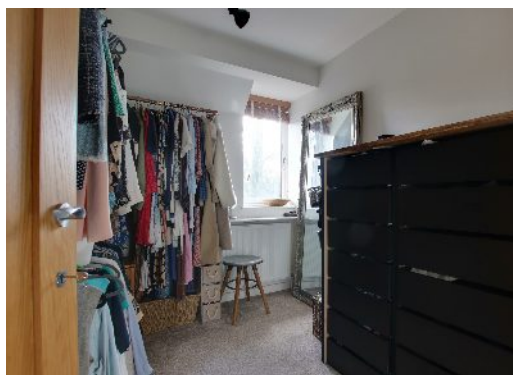
The second bedroom is again a good double room with attractive wood panelling with front aspects and a built in vanity area. Bedroom three is set with front aspects and is currently used as a dressing room but equally makes for a ideal third bedroom, nursery or study.

The bathroom completes the accommodation and offers a panelled bath with shower over, wash hand basin and WC with complimentary tiling to the walls, an obscured window and a large built in storage cupboard situated behind the door.

## Grounds & Gardens

The gardens are a real feature of the property with a plot circa 0.2 acre. Double gates lead onto the generous driveway which provides an extensive parking area for cars and boat storage. The garden is predominantly laid to level lawn with some mature trees set at the far end offering screening and privacy. Lapwood fencing encloses the garden with a pretty woodland area at the rear of the garden screening a very useful container which provides handy storage and a work bench.

A newly erected home office is set at the end of the garden, benefiting from electricity and lighting making a superb area to work from home or as a studio overlooking the grounds and house. A further large shed provides additional storage. A paved terrace immediately abuts the property providing for entertaining and dining with outside lighting surrounding the property. A further storage area wraps around to the side with a log storage and bin area.



## Directions

Leave Brockenhurst heading north towards Lyndhurst on the A337. After approximately 3 miles continue straight across the Goose Green 'T' junction following the A337 and across the junction over to Shrubbs Hill Road bearing right onto the High Street and bear right again along Gosport Lane. Take the right hand lane bearing right onto Goose Green, where the property can be found on the right before the junction.



## Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: B Current: 84 Potential: 95

Property Construction: Standard Construction

Services: Mains gas, electric, water and drainage

Conservation Area: Lyndhurst

Superfast broadband with speeds of up to 80 Mbps is available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider

## 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.

## 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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