



Ortus House

Pikes Hill, Lyndhurst, SO43 7AY

SPENCERS
NEW FOREST





ORTUS HOUSE

PIKES HILL • LYNDHURST

A truly impressive period home of significant stature offering an exceptional lifestyle property and excellent leisure facilities extending in total to nearly 7000 sq ft of beautifully restored accommodation including four reception rooms, eight bedrooms (with 4 suites) and both indoor and outdoor swimming pools.

£2,650,000



8



4



6





The Property

Ortus House combines grandeur and presence on one of the most prestigious roads on the periphery of Lyndhurst within moments of both the village amenities and access to the open forest at Pikes Hill. The property offers a bespoke interior blending contemporary design whilst retaining many period features you might expect of a property of this era with high ceilings creating lovely light spaces with ornate cornicing and arched recess detailing to many principle rooms.

One of the most prominent houses in Lyndhurst, originally used as a maternity hospital as part of the Fenwick Hospital further up Pikes Hill, Ortus House is now used as a successful luxury holiday home and provides a wonderful opportunity to secure a premium lifestyle property.

Set off this desirable country lane behind electric iron gates, Ortus House is accessed via a sweeping gravel drive which leads up to the parking area and provides access into the house and garaging.

Ornate stained glass doors lead from the entrance vestibule into probably one of the most spectacular reception hallways with sweeping stairs leading up to the first floor galleried landing providing a full height hallway with huge proportions befitting a property of this scale and making a real statement entrance.

The reception rooms are set off the hallway and you are drawn into the main reception room at the rear which offers french doors leading out onto the large terrace set across the back of the property. This room offers generous proportions and is set around a feature fireplace with woodburning stove. The adjoining dining room (with dual aspects across the private gardens) can seat 12 people comfortably sat around a large dining table .

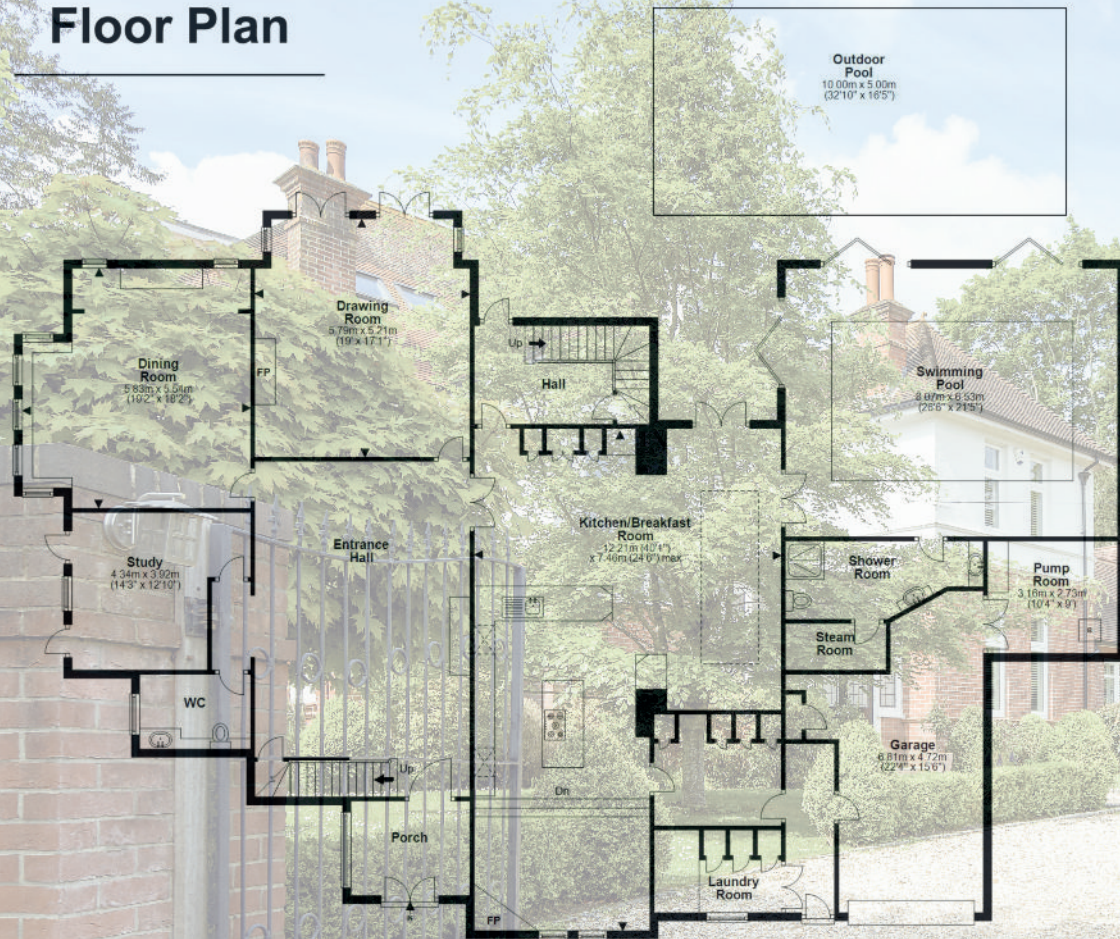
A study, currently used as a home gym, provides access to the side garden if required and has a mirrored backdrop. A cloakroom is set within a recess off the hallway.





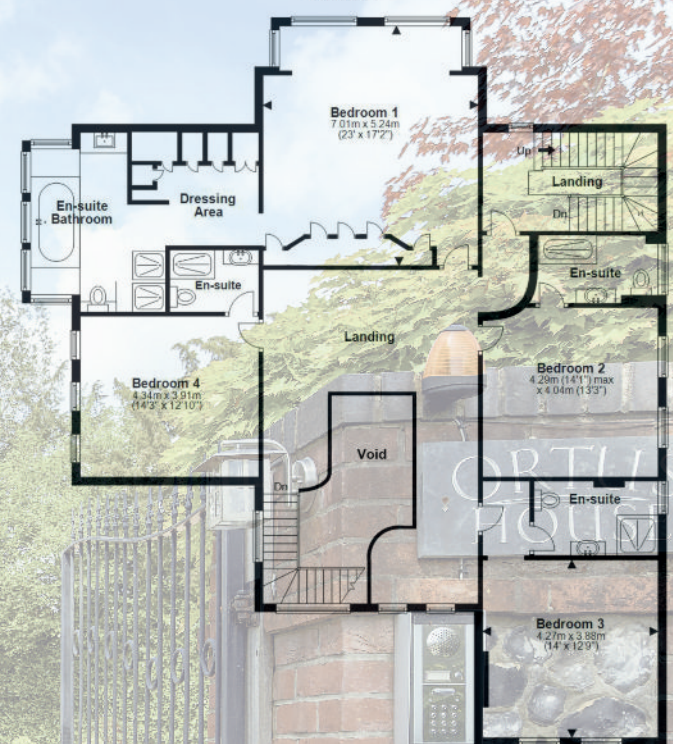
Floor Plan

Ground Floor

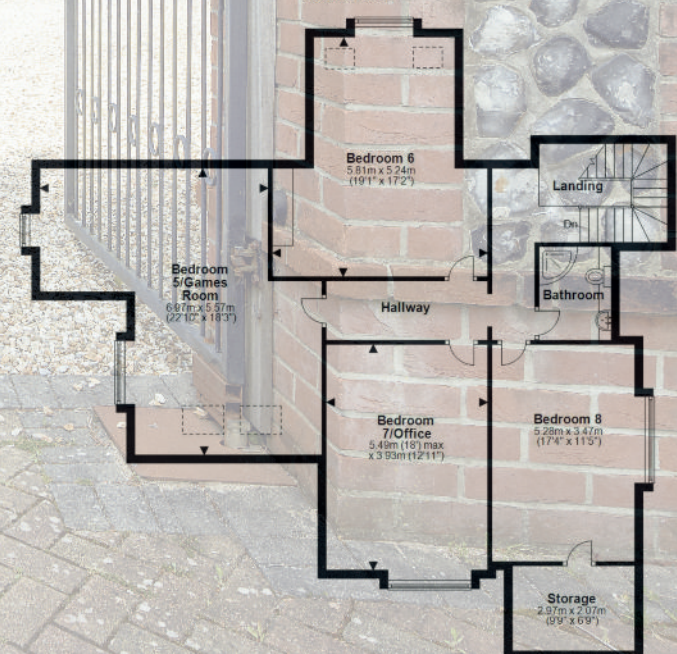


Total Approx Gross Area (including Garage):
648.0 sqm / 6984.0 sqft

First Floor



Second Floor







The Property Continued...

A statement open plan family kitchen/dining room is set across the hallway offering bespoke cabinetry to provide ample storage and incorporating extensive integrated appliances including two full height wine fridges, large American style fridge and freezer, three ovens, a steamer, 7 burner Lve gas hob and two dishwashers set under granite worksurfaces. A feature roof lantern is set over a dining area and a raised area is set at the further end of the kitchen ideal for seating and set around a feature woodburner.

From the kitchen a door provides access through to a range of useful rooms including a fitted utility room, laundry room, boiler room, garage and rear lobby providing access to the parking areas and front of the property.

The stunning swimming pool complex is accessed via double crittle style doors from the kitchen/dining room and offers an inset 8 x 6.5m pool with shower facilities and a steam room set off to the side. From here bifolding doors lead out to the outdoor pool and sun terrace.

The first floor is set around the impressive galleried landing with elevated open views from the window to the front overlooking roof tops and forest in front. Four bedroom suites are set off the landing all with boutique hotel style bedrooms with ensuite facilities. The principal room is set to the rear and benefits from a dressing area and four piece luxury bathroom suite with double ended bath.

From a rear lobby, further back stairs lead up to the second floor which offers another three double bedrooms and media room. A family shower room supports this floor.

The back stairs lead down to the ground floor and rear of the kitchen.





Grounds & Gardens

Ortus House is set on a generous plot in excess of 0.5 acres which offers a good degree of privacy and seclusion and makes for an excellent space for entertaining and dining.

The front of the property provides for parking areas and is beautifully landscaped with ornamental trees and shrubs. A path leads to the entrance into the property and a gated access leads to the side and rear gardens.

A large terrace is set across the rear of the property accessed from a number of points from the house to provide a seamless flow from the inside out. A 10m x 5m heated swimming pool is set within the terrace and benefits from a slide into the water and seating areas to the surround. A further seating area benefits from an awning to provide for shade if required. The terrace is completed with an outdoor kitchen and bar area. Steps lead up to a raised lawn and an array of trees are set to the boundaries to provide for screening and privacy, making the garden low maintenance.

Additional Information

All mains services connected

Tenure: Freehold

Energy Performance Rating: C Current: 70 Potential: 77

Directions

From the top of the High Street, move into the left hand lane and, at the traffic lights turn left onto the A337 signposted Southampton M27. Follow the road for a short distance before turning left onto Pikes Hill. Proceed up Pikes Hill and the property can be found approximately half way up on your left hand side.





The Situation

The property is located in the highly sought after Pikes Hill and is accessed off the road. Lyndhurst, situated in the heart of the New Forest National Park, provides an excellent range of amenities and facilities including a range of boutique shops and everyday stores, public houses, restaurants, hotels and a well-regarded primary school.

Southampton, by road, is about 8 1/2 miles distant and there are mainline rail services available at Brockenhurst and Ashurst, both approximately 4 miles away, with Brockenhurst also offering an excellent sixth form college. The M27 at Cadnam is within approximately 4 miles, giving access to Portsmouth and Bournemouth via the M27 and Winchester and London via the M3.

Points Of Interest

Ashurst New Forest Railway Station	3.3 miles
New Forest Golf Club	1.7 miles
Lime Wood	2.5 miles
M27	4.0 miles
Brockenhurst Train Station	4.4 miles
The Pig	5.0 miles
Southampton	8.5 miles

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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