



Grovewood House

Stoney Cross, Lyndhurst, SO43 7GP

SPENCERS
NEW FOREST





GROVEWOOD HOUSE

STONEY CROSS • LYNDHURST • HAMPSHIRE

A superb, modern country house set in glorious grounds of approximately 5 acres, in a wonderfully private and secluded setting. The property offers flexible and extensive accommodation extending to approximately 14,389 square feet and includes a magnificent swimming pool complex, extensive garaging and space for a tennis court. Further benefits include being offered to the market with no onward chain.

Principal House

- * Entrance Hall * Reception Hall * Drawing Room * Games Room
- * Dining Room * Sitting Room * Kitchen/Breakfast Room * Study * Utility Room
- * Cloakroom * Inner Hall * Plant Room * Storerooms * Swimming Pool Complex
- * Gym * 2 x Shower Rooms
- * Sauna * Plant Room
- * Main Bedroom Suite * 3 Guest Bedroom Suites * 3 Further Bedrooms
- * Family Bathroom * Large loft space

Outbuildings

- * Detached Triple Garage Complex * Triple Carport * Store Room * Cloakroom

Grounds

- * Gardens and grounds extending to approximately 5 acres

£2,850,000



7



5



5



The Property

Built in the late 1980's, Grovewood House is an extremely impressive, Queen Anne style family residence offering extensive and well configured accommodation set across three floors.

A spectacular, central reception hall makes a wonderful first impression, with doors leading off to the drawing room/games room, dining room, sitting room, study and kitchen/breakfast room.

From the kitchen/breakfast room, an inner hallway, with separate front access door, links to a utility room, plant room, storeroom and gym. An additional hallway from here provides access to the impressive swimming pool complex, two separate shower rooms and a stairwell leading down to the sauna, plant room and storeroom.

A stairwell from the main reception hallway ascends to the first floor galleried landing, which in turn links to all bedroom and bathroom accommodation, as well as the front aspect balcony.

From bedroom seven a staircase ascends to a large loft, divided into three separate spaces, which provides huge potential for further accommodation.







The Situation

Stoney Cross is located on the edge of Minstead, one of the New Forest National Park's most sought after villages. Minstead has a vibrant community, a village pub/shop (The Trusty Servant), a village hall and a Norman church.

There is direct access onto the open forest providing a network of footpaths and bridleways for walking and riding. Lyndhurst is approximately a seven minute drive away and is the largest village within the New Forest. It is a popular tourist location with many independent shops, art galleries, cafés, restaurants, pubs and hotels. Southampton is a vibrant, modern city which has the popular West Quay shopping centre and many attractions.

The surrounding areas of Southampton and Winchester have a wide selection of well-respected private schools along with several others across the Dorset border. Communications are excellent with east and west access to the M27 and M3 within easy reach and Southampton Parkway station giving a link to London Waterloo within an hour and ten minutes. The coastal resort town of Bournemouth is also only a short drive away.

Directions

From the centre of Burley proceed along Chapel Lane and Lyndhurst Road for about 4 miles until reaching the A35, turning left towards Lyndhurst.

Upon reaching Swan Green, turn left signposted Emery Down and continue along for about three and a half miles into Stoney Cross. The property can then be found on the right hand side and is named.

From the A31 turn off towards Emery Down and then the property will be the 7th driveway on the left.





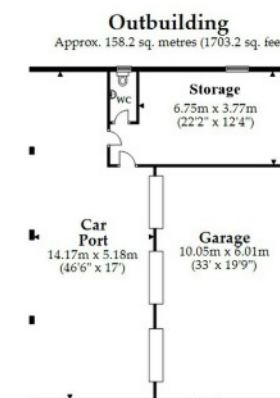
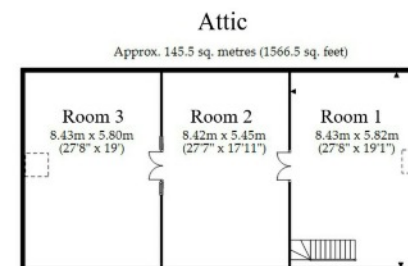
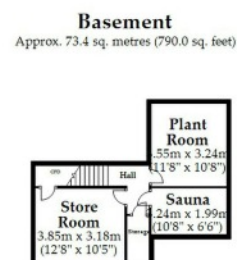
FLOOR PLAN



Note: Balconies are not included in the total floor area calculations

Total area: approx. 1336.8 sq. metres (14389.2 sq. feet)

This plan is not to scale and it is for general guidance only. LIT Surveying Ringwood





The property is set at the end of a long, tree lined driveway in a truly delightful, sylvan setting. The wonderfully private grounds attributed to the property offer a combination of formal lawn and woodland gardens amounting to approximately five acres in total

Grounds & Gardens

The property is accessed via antique wrought iron entrance gates, which open onto a long tree lined driveway leading through to a large, shingle parking area. The beautiful grounds attributed to the property are apportioned into areas of formal and woodland gardens.

Set at the end of the driveway and to the side of the front of the house is a large outbuilding incorporating a triple garage, triple carport, WC and storage.

To the side of the outbuilding is a sunken area of lawn, which would provide an ideal space for a tennis court if required (subject to the necessary planning consents being granted).

In total the grounds extend to approximately five acres, with the whole plot being flanked by beautiful woodland and forest.





Tucked down a maze of country lanes and surrounded by woodland Minstead is a perfect village in miniature.

Services

Energy Efficiency Rating: D Current 63 Potential 67

Tenure: Freehold

Points Of Interest

The Trusty Servant Inn	1.0 Miles
The Green Dragon	2.0 Miles
The Bell Inn	2.0 Miles
New Forest Inn	2.1 Miles
Saint Michael and All Angels Infant School	2.7 Miles
Lyndhurst Surgery	2.7 Miles
The New Forest Small School	3.1 Miles
Ashurst Railway Station	3.7 Miles
Lime Wood House Hotel	3.9 Miles
Moyle Court School	6.6 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 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:

The Cross, Burley, Hampshire, BH24 4AB

T: 01425 404088 E: burley@spencersnewforest.com

www.spencersnewforest.com