



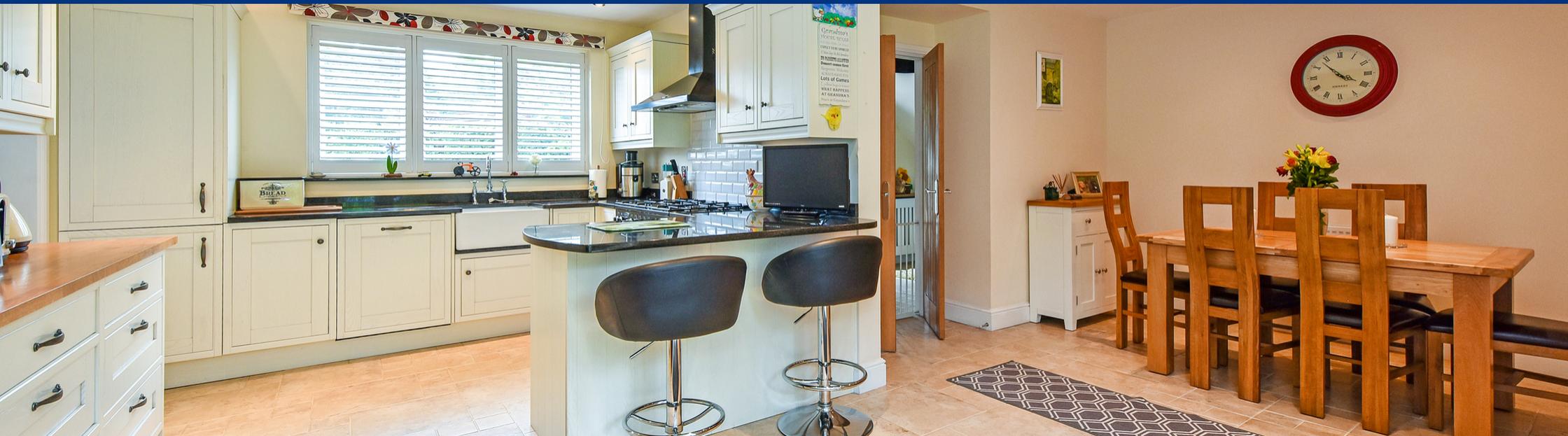
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Amberwood Calpe Avenue, Lyndhurst, SO43 7AT

£1,350,000

- Handsome village house
- Sitting room with wood burner
- Music room
- Walking distance of the village
- Four good bedrooms
- Garage
- Requested cul-du-sac
- Kitchen family room
- Magnificent ½ an acre garden
- Great access to open Forest
- Three bathrooms
- Ample parking





4



3



2

Amberwood is a super detached home in a highly requested cul-du-sac within central Lyndhurst and situated on a splendid ½ acre plot. Undoubtedly one of the properties major selling features is it's position having excellent access to the New Forest, yet within a short stroll of the village centre and all it's amenities. A detailed inspection is essential to appreciate this fine home.



Calpe Avenue is situated in the desirable area of Pikes Hill on the outskirts of Lyndhurst yet within easy walking distance of Lyndhurst village High Street. Lyndhurst is the Capital of the New Forest and offers a collection of independent shops, restaurants, pubs and Leisure facilities as well as schools, churches library and Tourist information centre/museum, plus Doctors and Dental surgeries. An abundance of activities is available, from riding, walking, tennis, golf and bowls clubs, plus a vibrant Community Centre.

Its central location in the New Forest allows for easy access to the coastal resorts and beaches of Christchurch, Southbourne and Bournemouth and the cities of Southampton, Winchester and Salisbury. Main line Railway stations in Brockenhurst and Southampton, plus motorway links of the M27/M3 allow for easy Commuting to major cities.







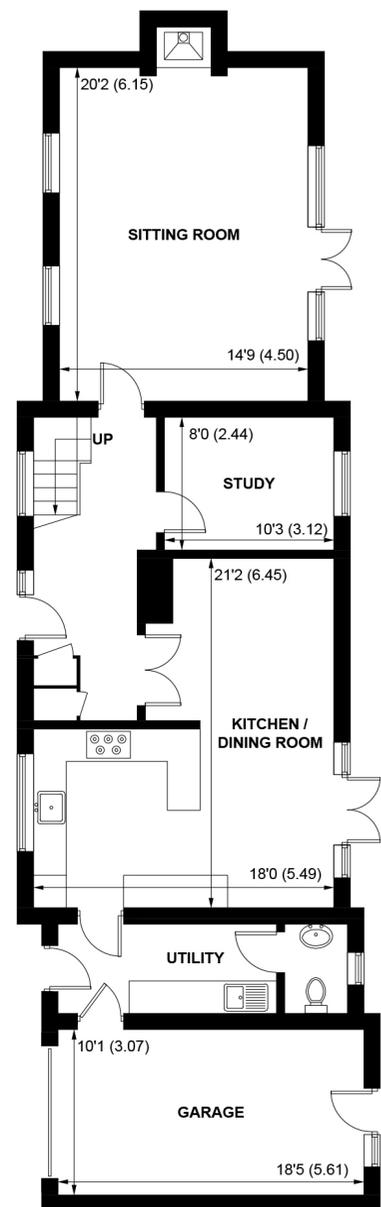
The property is approached over a good sized driveway, which leads to a garage and has ample off road parking. On the ground floor is an entrance hallway giving access to the principle reception rooms, all of which have views over the stunning gardens. There is a dual aspect large sitting room with wood burning stove and doors out onto a patio. At the heart of the home is a kitchen family again with doors out into an al-fresco entertaining area, a music room/home office, with a large utility and boot room complete the ground floor.

A galleried landing gives access to the bedrooms. The master benefits from a dressing room and ensuite again with dual aspects. The guest bedroom has it's own ensuite facilities and the further well proportioned bedrooms are served by a further family bathroom.

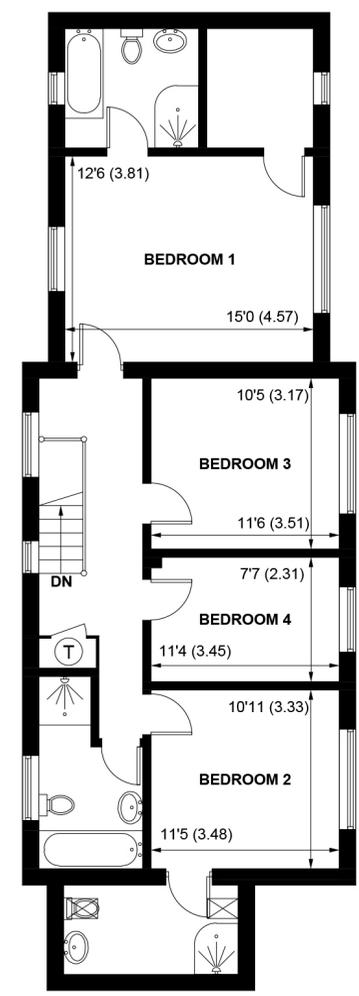
The gardens are delightful and extend to half an acre offering a high degree of seclusion, with an array of specimen trees and herbaceous borders, the majority of the garden is laid to lawn, with two garden sheds and side pedestrian access.

Whilst a perfectly comfortable house we believe Amberwood still has permissible development to add a 3 meter single storey extension across the rear of the original part of the house.





GROUND FLOOR



FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 2098 SQ FT / 194.9 SQ M
(INCLUDING GARAGE)**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
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