



The Dower

Holmfild, 103 High Street, Lyndhurst, SO43 7BH

SPENCERS
NEW FOREST





THE DOWER

HOLMFIELD • 103 HIGH STREET • LYNDHURST

A beautiful and spacious two-bedroom wing of a country house set in well maintained communal grounds conveniently located for the village amenities and open forest.

The property offers extensive character features throughout and is set within lovely, landscaped gardens.

£450,000





The Property

An entrance porch leads into the main hall and incorporates a downstairs W/C and secondary door leading into the main hallway giving access to all the ground floor rooms which are laid with stunning oak flooring throughout and a further door leading to a patio area.

The downstairs accommodation consists of a large kitchen/breakfast room which boasts a range cooker and ample storage units, with the further benefit of a utility room with door out onto the lovely gardens.

The drawing room completes the ground floor with triple aspect views and feature fireplace.

Stairs from the main hallway lead to the first floor landing with large storage cupboard and two good sized double bedrooms and a three piece family bathroom.

The property offers high ceilings and over 1200sq ft of living space and is within touching distance of all the local amenities and open forest.

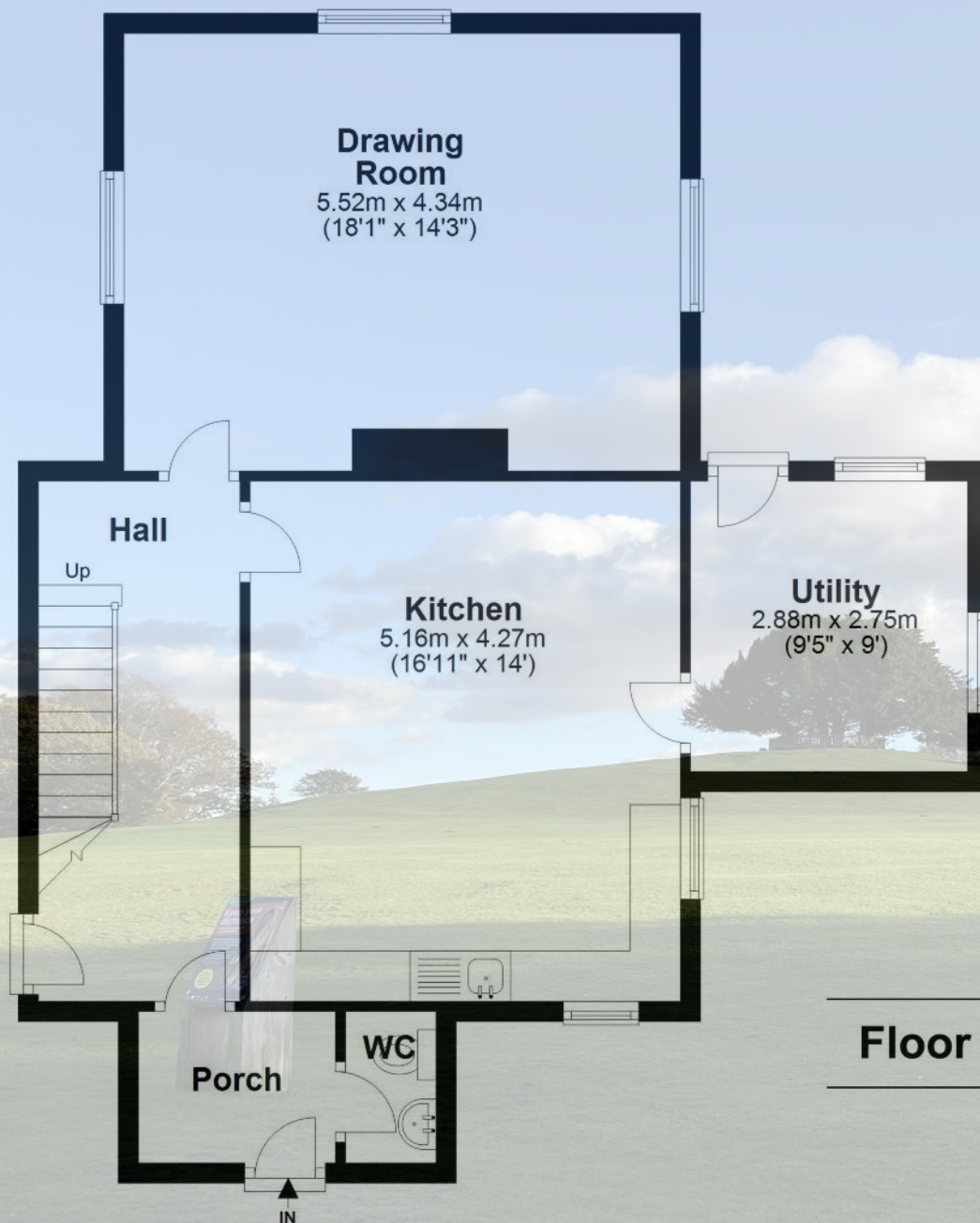


Grounds & Gardens

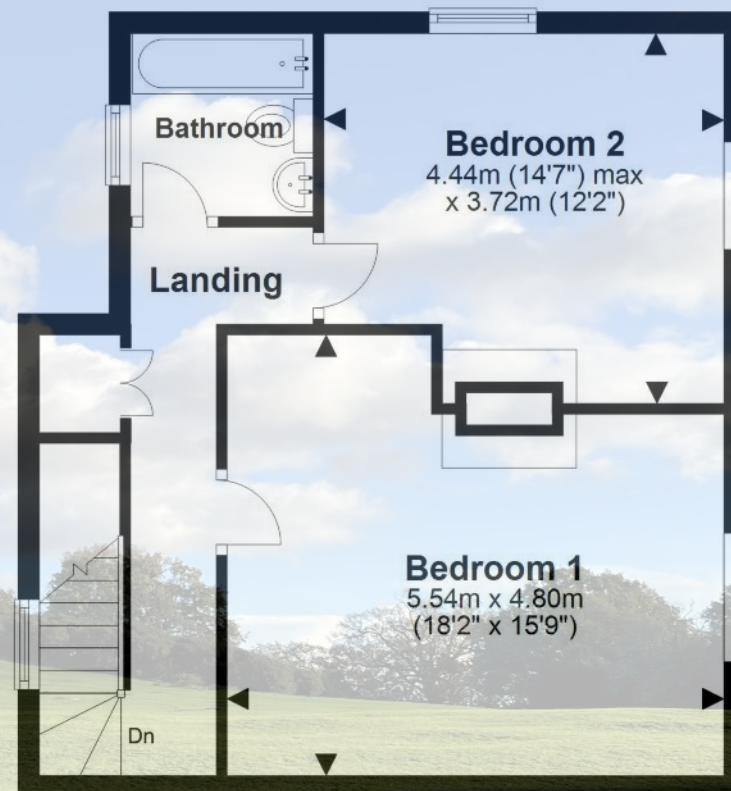
The property is accessed via a gravel track leading from the main road set in a peaceful location. The track reaches the main building and the property is located on the East wing of this old historic country residence.

Set within the middle of its plot and surrounded by beautiful and well-maintained garden which is mostly laid to lawn and flanked by large mature trees creating the ideal peaceful country setting.

Ground Floor



First Floor



Floor Plan

Approx Gross Internal Area:
111.8 sqm / 1204.0 sqft



Grounds & Gardens Continued...

A small patio area which can be accessed from the property itself sits overlooking the lovely garden. The track extends further beyond the property where it reaches the garage which comes with the property.

Directions

From Lyndhurst High Street proceed down the High Street onto the A35 Southampton Road, passing the Ferrari Garage on your left-hand side.

After a few hundred yards on your left-hand side, just before the next sign post showing the signs for Totton/Ashurst there is a gravel track leading down to where the property can be found on the east wing set within its grounds.



Services

All mains services connected

Tenure: Leasehold - 959 years remaining of a 999 year lease

Ground Rent: £50 per annum

Maintenance Charge: Approximately £2,492 per annum

Council Tax Band: D

Energy Performance Rating: E Current: 46 Potential: 76



Situation

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.

Points of Interest

Lime Wood Hotel	1.4 miles
Ashurst Train Station	2.4 miles
Brockenhurst College	3.7 miles
Brockenhurst Train Station	4.0 miles
The Pig	4.3 miles
Lymington High Street	8.7 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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