



FELLS GULLIVER  
ESTATE AGENTS

023 8028 4411  
[www.fellsgulliver.com](http://www.fellsgulliver.com)

# Holt, Pikes Hill Avenue, Lyndhurst SO43 7AX

---

£1,150,000

- Substantial detached house
- Extension potential subject to consent
- Ideal for multi generational living
- Secluded plot approaching half an acre
- Scope for improvement
- Available for the first time in 60 years
- Flexible accommodation
- Further wild garden





4



2



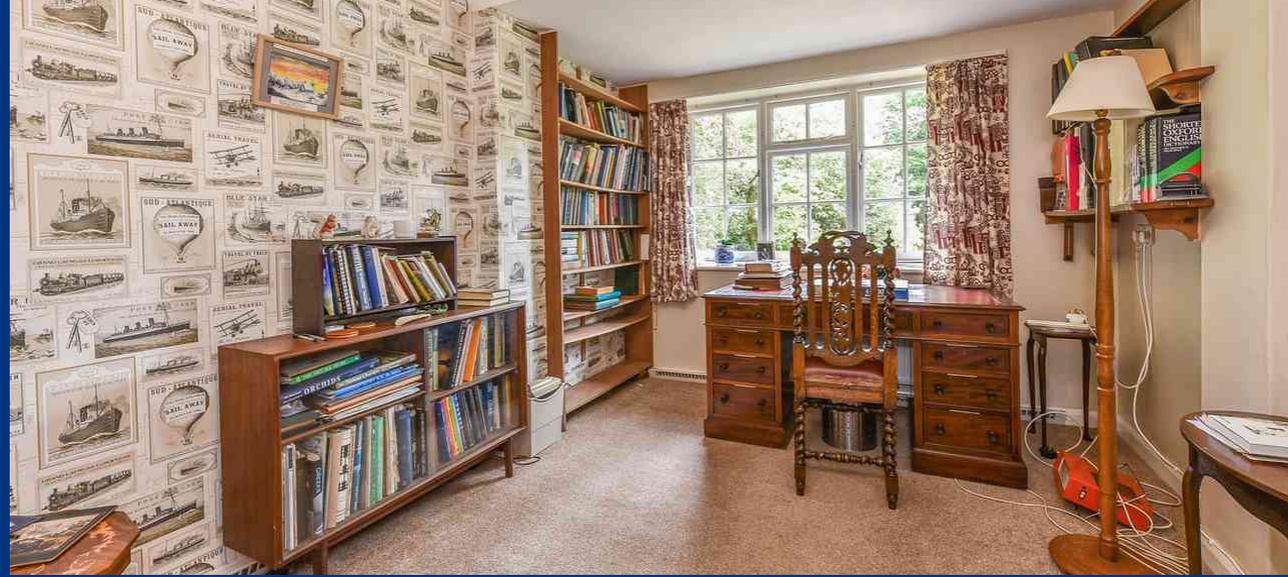
4

Situated in one of Lyndhurst's most desirable locations, this much-loved family home is available to purchase for the first time in over 60 years. Holt is a substantial detached house dating back to the turn of the century, extending to some 2913 sq ft (including garage).

The flexible accommodation is arranged over three floors with a very large attached garage, which could easily be converted into an annexe subject to the necessary consents.



Situated centrally within its wonderful grounds, which offer great seclusion, Holt is a delightful home which has been in the same ownership for nearly 60 years. There is a lovely flow and feel through the property further enhanced with the principal rooms having wonderful views over the delightful gardens.



The ground floor has a magnificent double reception room perfect for large family gatherings yet maintaining an intimate feel. There is also a kitchen breakfast room, separate dining room and large utility.

Attached to the house is a very substantial double garage which could easily be adapted as an annexe or further accommodation subject to the necessary consents.







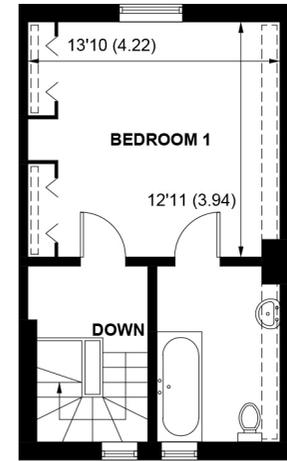
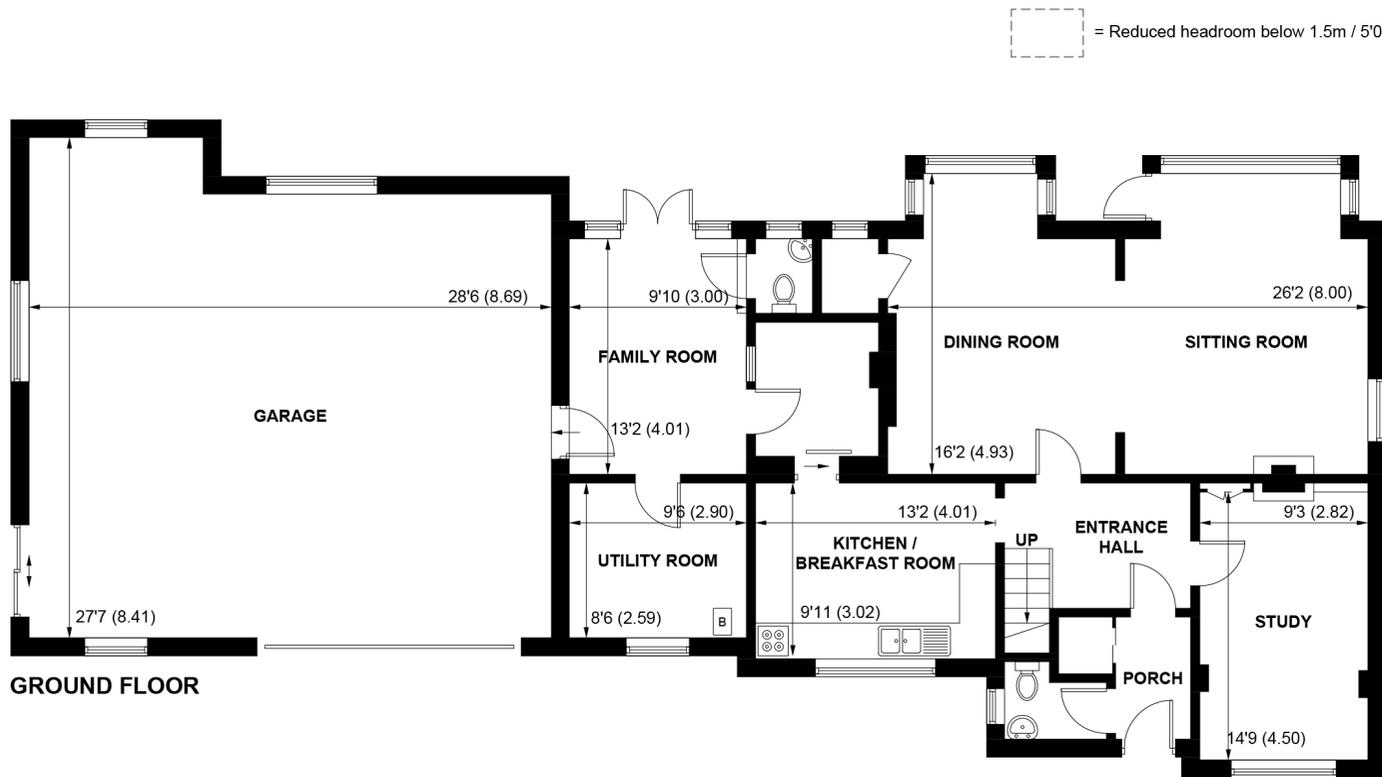
The first floor has three double bedrooms all with views over the grounds and a family bathroom. The second floor has the principal bedroom with an en-suite.

The grounds are a particular feature and extend to approximately half an acre. A long driveway with ample parking leads to the double garaging. The majority of the front garden is laid to lawn and enclosed by mature hedging and trees.

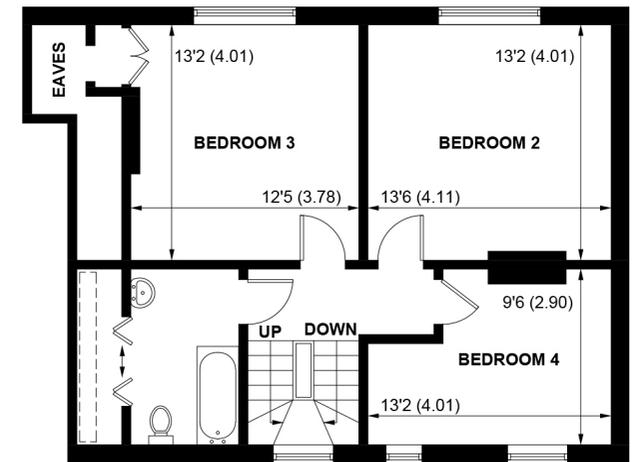
The rear garden is a delight offering wonderful seclusion the majority is laid to lawn with an array of herbaceous borders and specimen trees. There is a further section of land called the 'wild garden'.



As the capital of The New Forest, the pretty High Street offers an eclectic range of boutiques, eateries and public houses with a local library, village hall and visitor centre, Lyndhurst also has a doctors and dentist practice and is a short stroll from the open Forest. It is often the focal point for people relocating to the area to start their property search.



SECOND FLOOR



FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 2913 SQ FT / 270.6 SQ M  
(INCLUDING GARAGE)**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
Produced by Emzo Marketing**



FELLS GULLIVER  
ESTATE AGENTS

023 8028 4411  
[www.fellsgulliver.com](http://www.fellsgulliver.com)