



Crofthouse

Sandy Down, New Forest, Hampshire, SO41 8PL

SPENCERS
NEW FOREST





Situated in a delightful, secluded location, this majestic country home offers extensive accommodation including five bedrooms, four reception rooms.

The Property

The accommodation is as set out on the floorplan below but of particular note in this beautifully presented recently refurbished country house are the following:

The triple aspect formal drawing room with feature brick built fireplace, wooden mantle and inset log burner.

A bespoke country style kitchen/breakfast and family room with a spacious kitchen area, cosy snug with wood burning stove and breakfast area with a fitted table.

An impressive reception hall featuring stone flooring with under floor heating and a bespoke wooden staircase leading to the first floor.

There is a ground floor bedroom suite with en-suite jack and jill shower room.

A separate double aspect family room, study and triple aspect dining room with feature fireplace with log burner complete the ground floor accommodation.

A light and spacious master bedroom suite with fitted bedroom furniture and an impressive en-suite bathroom with a freestanding bath, walk in shower and his and hers vanity areas.

There are two further bedroom suites and bedroom to the first floor and a family bathroom.

£1,999,999



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FLOOR PLAN

Approximate Gross Internal Area
 341 sq m / 3670 sq ft
 Garage = 51 sq m / 549 sq ft
 Summer House = 20 sq m / 215 sq ft
 Total = 412 sq m / 4434 sq ft

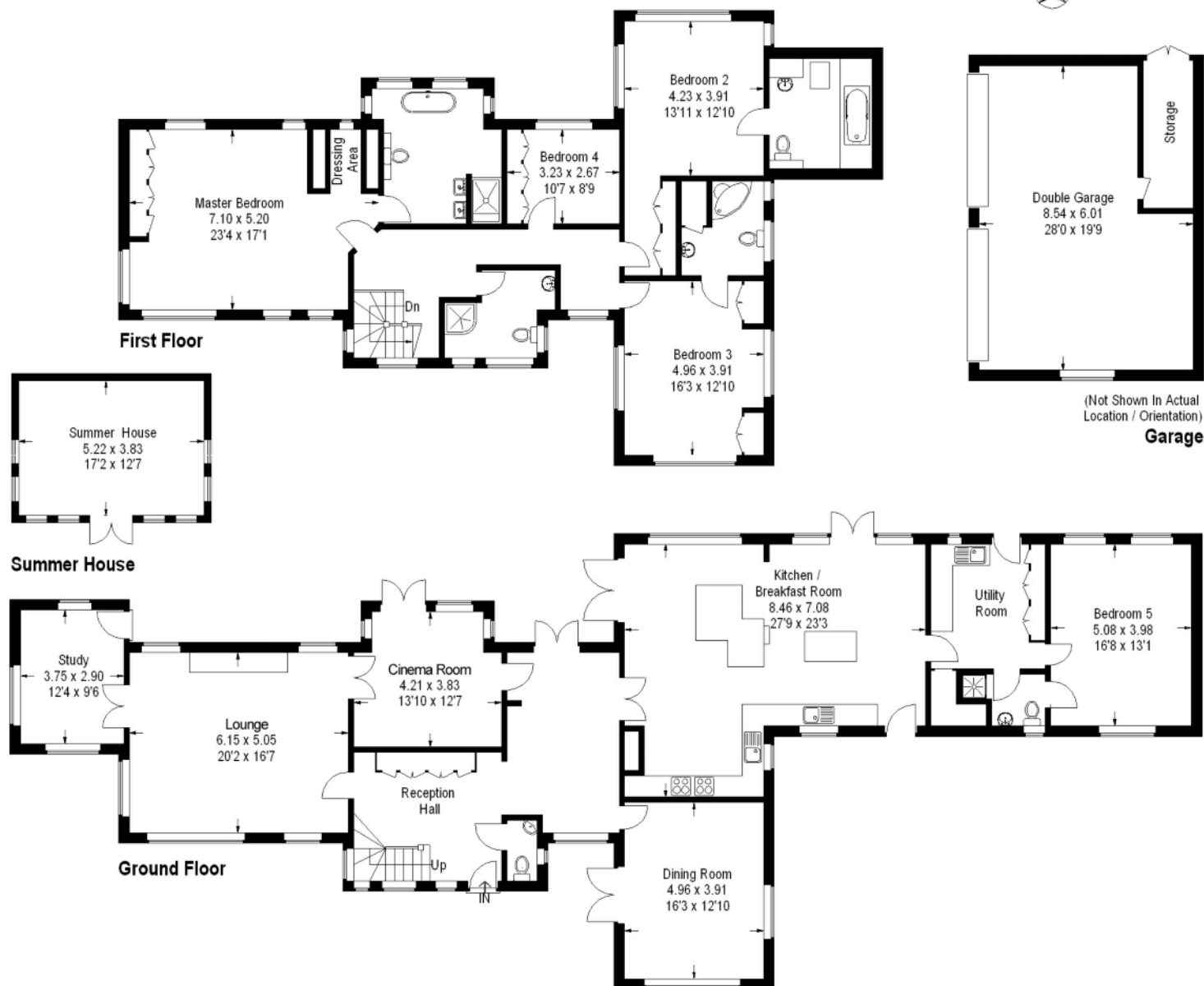


Illustration for identification purposes only; measurements are approximate, not to scale.
 EPC South Coast Surveys











The landscaped gardens are a particular feature of the property extending to approximately 2.5 acres and offer a good degree of privacy .

Grounds & Gardens

The gardens extend to approximately two and a half acres and are principally laid to lawn surrounded and interspersed with a variety of mature trees, shrubs and plants.

space around this area and in turn to the double garage with log store.

A play area, ideal for young children.

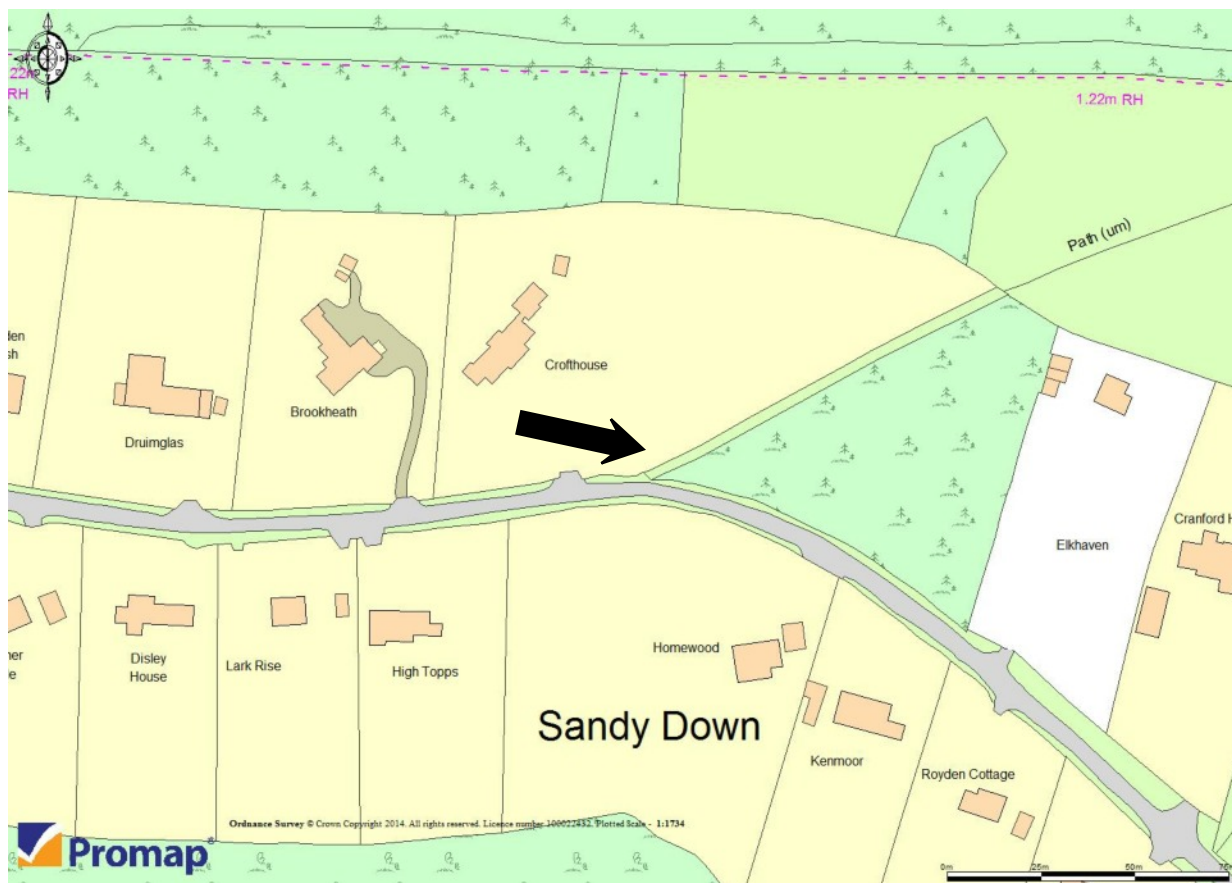
Several terrace areas have been created to offer ideal areas for alfresco entertaining.

A feature pond sits to one side of the rear patio and offers a delightful feature.

The garden is surrounded by woodland offering an extremely high degree of privacy and is interspersed with a variety of mature shrub borders.

There is a substantial detached studio, that has power and lighting and is currently utilised as a gymnasium.

The driveway leads to a large lawned turning circle with mature trees. There is extensive parking



The Situation

The property is situated in the sought-after area of Sandy Down, approximately two miles from both Brockenhurst and Lymington. Access to Roydon Woods and the open forest is only a short walk from the property. Roydon Woods is an area of ancient woodland designated a Site of Specific Scientific Interest (SSSI) that is managed by the Hampshire & Isle of Wight Wildlife Trust.

Brockenhurst offers a variety of local shops, restaurants and a mainline railway station with direct service to London Waterloo in approximately 90 minutes.

The Georgian market town of Lymington, famed for its Saturday market, river, marinas and yacht clubs, offers a more diverse range of shops, educational and leisure amenities.

Directions

Leave Brockenhurst on the A337 towards Lymington passing the Filley Inn Public House. After approx. third of a mile turn left, signposted to Sandy Down and Boldre Church. Continue along for approximately half of a mile and the property can be found on the left hand side.

Services

Council Tax Band:
Mains gas, electric and water. Private drainage. Solar panels.
Energy Performance Rating: Current: 83 Potential: 86

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

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.



This leafy village on the southern edge of the New Forest has everything you could want for family life being between the Forest and Coast.

The Local Area

It is Brockenhurst's mainline station (service into London Waterloo approximately 90 minutes) that turns the dream of a country idyll into reality for those working up in London and makes Brockenhurst village a property hot spot.

The vibrant and picturesque Georgian market town of Lymington, has been a massive draw for many people over the years.

It has always attracted 'yachties' as it's considered the UK's sailing

capital with its boatyards, marinas and sailing clubs.

Lymington is a lively hub. It has a very distinctive centre with many independents as well as a strong smattering of top quality names (including Musto and Waitrose). And every Saturday the High Street is taken over by a proper, old-fashioned market with everything from fresh fruit and vegetables to flowers and vintage collectable's to artisan food producers.

Points Of Interest

Brockenhurst Golf Club	1.3 miles
Brockenhurst Train Station	1.6 miles
Careys Manor	1.8 miles
Brockenhurst Sixth Form	1.9 miles
Lymington Hospital	1.9 miles
The Pig	2.1 miles
Walhampton (Private School)	2.2 miles
Sway Train Station	2.5 miles
Waitrose Lymington	2.7 miles
Lymington Quay	2.7 miles



For more information or to arrange a viewing please contact us:

Holbrook House, 56a Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com