

HOME OF DISTINCTION



New Forest





St. Andrews Lodge Forest Lane, Hightown Hill BH24 3HF

OUTSTANDING 6 BEDROOM FAMILY HOME IDEALLY SITUATED IN THE NEW FOREST NATIONAL PARK

- Idyllic situation • Modern accommodation
 - Sitting room and separate family room
 - Luxurious kitchen with integrated appliances
 - 6 Bedrooms, 4 with ensuite facilities
 - Grounds of approximately 5 acres
 - Direct forest access
 - Double Glazing Throughout • Oil fired central heating
- (Ref: 799116)

P.O.A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Located just a few miles to the East of the market town of Ringwood this exquisite property enjoys an idyllically rural situation and offers uninterrupted views over the adjoining rural landscape.

The property is approached via Forest Lane, a largely unmade lane accessed from Hightown Road which offers easy access to the A31 and also to the Market Town of Ringwood. Ringwood offers a particularly comprehensive range of facilities including both Waitrose & Sainsbury supermarkets alongside highly regarded primary and secondary schools, doctor's surgery and Post Office.

Set within attractive gardens with adjoining pasture and woodland the dwelling comprises an individually designed 6 bedroom family home of approximately 4500sq. ft. Recently refurbished to a high standard, this property offers spacious and flexible accommodation arranged over two floors and ideal for those looking for a quieter pace of life whilst still benefitting from easy access to local amenities.

Communications are excellent with easy access from the A31 to Southampton, Winchester and beyond and Southampton Parkway railway an approximate 20 minute drive with direct line to London Waterloo.



The entrance hall features engineered oak flooring with a wall of glazed windows and door providing immediate views over the surrounding grounds. A large sitting room provides triple aspect with French doors leading out on to the rear garden. A second large reception room with mezzanine level is located at the opposite end of the property with dual aspect and feature open brick fireplace. This room is currently utilised as a lounge come study however would make a great playroom/family room.

The well appointed kitchen is located at the front of the property offering a range of wall and floor mounted solid oak units with granite worksurface, island unit and breakfast bar. A range of integrated appliances include 3 Neff ovens, a microwave, dishwasher, fridge/freezer and wine cooler. A utility room houses the oil fired central heating boiler, additional storage and inset sink whilst a laundry room provides an ideal area to air clothes.

Two further reception rooms are located on the ground floor offering flexible accommodation and both enjoying views over the stunning gardens. The ground floor accommodation is completed by a well appointed cloakroom.

On the first floor and accessed from the impressive landing are 6 well appointed double bedrooms along with the 3-piece family bathroom comprising double ended bath with shower attachment, toilet and wash hand basin.

The elegant master suite is spacious and bright with doors opening on to a balcony and providing stunning views over the main garden and on to the surrounding countryside. Facilities include a walk in wardrobe and luxurious ensuite bath/shower room.

5 Further bedrooms enjoy views over the surrounding grounds with 3 offering further ensuite facilities.





GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2017

Brochure prepared by Alison Kemp

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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Externally the property enjoys an attractive garden which lies to both the rear and side of the property. A remote operated gate offers access to sweeping gravel drive to an area for parking suitable for numerous vehicles which in turn leads to the triple garage complex.

Within the rear garden, which is essentially laid to lawn, is a particularly attractive stream-fed pond with water feature and the garden is edged with mature trees and shrubs creating a stunning backdrop.

A paddock lies to the South with post and rail fencing boundary and gate providing direct forest access. Additionally there are two areas of woodland providing a total plot size of approximately 5 acres.

Further features include: UPVC double glazing throughout, security system, oil fired central heating and wiring for a sound system.

Entrance Hall	7.41m (24'4) x 7.81m (25'7) Max
Sitting Room	8.88m (29'2) x 5.15m (16'11)
Family Room	5.72m (18'9) x 6.81m (22'4)
Dining Room	4.93m (16'2) x 3.51m (11'6)
Office/Gymnasium	4.9m (16'1) x 2.78m (9'1)
Kitchen/Breakfast Room	5.16m (16'11) x 5.77m (18'11)
Utility Room	3.56m (11'8) x 1.5m (4'11)
Laundry Room	3.56m (11'8) x 1.58m (5'2)
Master Bedroom	6.16m (20'3) x 5.18m (17')
Dressing Room	2.61m (8'7) x 1.96m (6'5)
Ensuite	2.6m (8'6) x 3.11m (10'2)
Bedroom	2 3.44m (11'3) x 2.78m (9'1)
Ensuite	2.78m (9'1) x 1.68m (5'6)
Bedroom 3	3.47m (11'5) x 3.78m (12'5)
Ensuite	2.54m (8'4) x 1.19m (3'11)
Bedroom 4	4.36m (14'4) x 2.78m (9'1)
Ensuite	1.72m (5'8) x 1.7m (5'7)
Bedroom 5	4.34m (14'3) x 3.53m (11'7)
Bedroom 6	5.16m (16'11) x 2.53m (8'4)
Bathroom	2.16m (7'1) x 1.71m (5'7)
Double Garage	5.27m (17'3) x 6.08m (19'11)
Garage	5.27m (17'3) x 3.01m (9'11)



