



Rotherfield Greys *Fernhill Lane, New Milton, BH25 5ST*

SPENCERS
NEW FOREST





ROTHERFIELD GREYS

NEW MILTON • HAMPSHIRE

AN EXCEPTIONALLY WELL-APPOINTED EDWARDIAN HOUSE OF APPROX. 3500 SQ FT SET BACK FROM THE ROAD WITH A CLASSICALLY DESIGNED ENGLISH COUNTY GARDEN EXTENDING TO ONE-ACRE. THE PROPERTY HAS RETAINED MANY CHARACTER FEATURES FROM THIS PERIOD, TO INCLUDE A BEAUTIFUL CARVED STAIRCASE AND HIGH CEILINGS. THIS IS A HOME OF GREAT CHARM CLOSE TO THE OPEN FOREST, THE EXCELLENT SCHOOLS AND LOCAL AMENITIES. THE PROPERTY HAS A DETACHED DOUBLE GARAGE, OUTBUILDINGS AND AMPLE PARKING.

Ground Floor

Entrance Hall • Sitting Room • Dining Room • Conservatory

Family Room • Kitchen • Study • Utility Room • Cloakroom

First Floor

Master Suite • Four Further Double Bedrooms • Shower Room • Bathroom

Outside

Outbuildings • Double Garage • Ample Parking

£1,400,000



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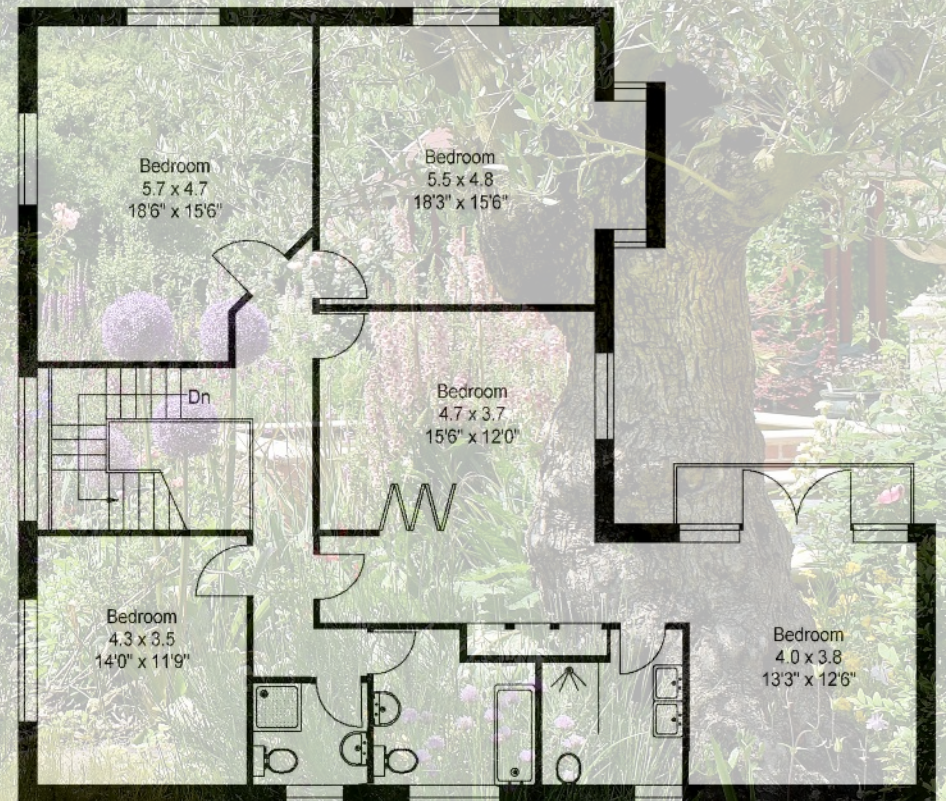
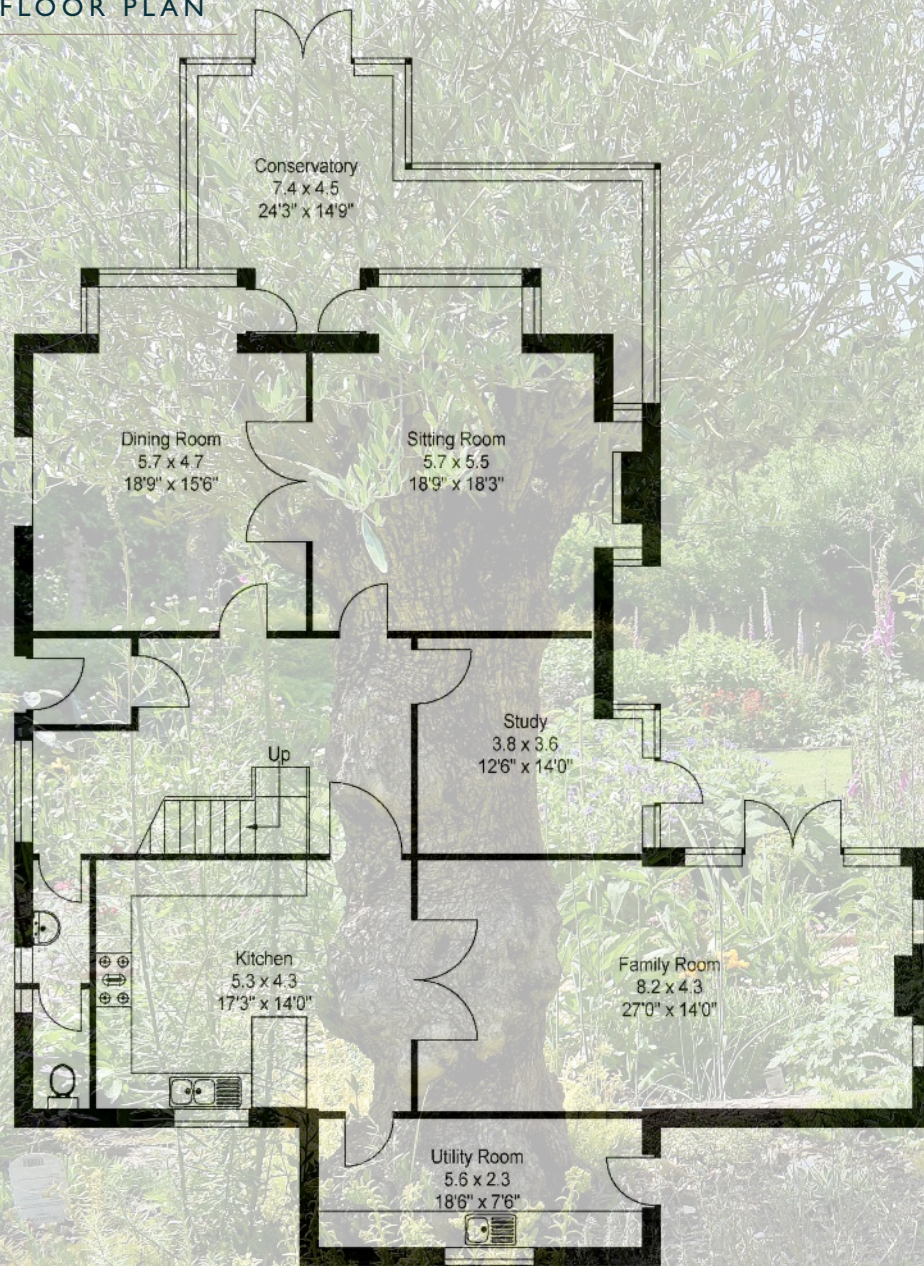


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FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 326sq.m. or 3509sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



The Property

A covered tiled verandah and porch lead to the generous reception hall with a feature staircase to the first floor. There is a large cloakroom and wc with original tiling. From the reception hall, doors lead to the cloakroom and beautiful drawing room with a carved oak fireplace and attractive box bay with a door to the large conservatory. The drawing room opens via wide double doors to the dining room; another wonderfully proportioned room also with access to the conservatory. The south facing conservatory provides a perfect space from which to relax and enjoy the garden. The study has a French door out onto the west facing terrace and a range of built in office furniture. From the hall, a door leads to the kitchen has a contemporary style with high lacquered fitted units, granite work surfaces with integrated dishwasher and large fridge. There is a Bosch oven and a second oven/microwave as well as a six ring Smeg hob and a peninsular breakfast bar.

Glazed arched double doors from the kitchen lead to the family room with under floor heating, large picture windows and French doors to the terrace and garden. Beyond the kitchen is a good sized utility room with plumbing for washing machine and a wall mounted GloWorm gas-fired boiler with Megaflo system, as well as the

solar panel system controls. The back door leads to the spacious rear porch.

The first floor has a generous landing where a hatch and ladder lead to a large loft providing potential for conversion into extra rooms, if require and subject to planning consent. The master suite is a pleasing, south facing, room with French doors opening out onto a large balcony and has a spacious en suite shower room with a double vanity unit. Forming part of this generous suite is a large dressing room with bi-folding door to separate the area for occasional use as a guest bedroom. Bedroom two is a beautiful double aspect room and looks to the south over the garden and east over the drive. Bedroom three has pleasing southerly views over the garden and a large range of built-in wardrobes. Bedroom four is a double bedroom looking east over the drive. The family bathroom is fully tiled with bath, wc, wash hand basin and heated towel rail. There is also a separate shower room with large shower cubicle, low flush wc and wash hand basin with cupboards below.





The immaculate grounds which surround the property have been beautifully landscaped by the current owners and amount to approximately one acre.

Grounds & Gardens

The approach is via 3m hardwood automatic gates leading to a gravel driveway with ample parking for several vehicles. The immaculate grounds which surround the property have been beautifully landscaped by the current owners. Adjacent to the house are flagged terraces with two raised feature ponds and fountains leading down to the lawns and through the herbaceous garden to the newly created bog garden. There is a large pagoda on decking providing a sheltered area ideal for outdoor eating and a charming summerhouse with hardwood panelling and oak flooring. There are pleasing

pathways throughout the garden and the property enjoys an exceptionally high degree of privacy against a backdrop of mature trees to the boundaries. In all the garden and grounds amount to approximately one acre. There is a detached double garage of brick and tile construction as well as two large detached wooden workshops and wood store to the rear of the garage building. A four person Nordic Sauna is fitted at the rear of the garage. The property benefits from a solar panel installation which generates income under the FIT scheme.







The Situation

Situated on the southern edge of The New Forest, approximately one mile from open forest and just two miles from the coast which offers cliff top walks, safe swimming beaches, and spectacular views over the Solent and the Isle of Wight. The local amenities at New Milton, including a mainline railway station, are within half a mile with schools for all age groups including the renowned Ballard School. The Georgian coastal town of Lymington is within six miles having a wide range of boutique

shops, many fine restaurants, excellent sailing facilities and deep-water marinas, and a thirty-minute car ferry crossing to Yarmouth on the Isle of Wight. The property is well placed for access to other major towns and cities including Bournemouth (13 miles), Southampton (19 miles) and Winchester (31 miles), with a link to London Waterloo via New Milton (1 hour 45 mins) or Brockenhurst (1 hour 40 minutes).

Directions

From our office in Lymington proceed up the High Street and follow the one-way system around to the right into Southampton Road. Continue over the mini roundabout and just after the Monkey House Public House turn

left into Sway Road. Follow this road into Silver Street and Ashley Lane. Upon reaching the centre of New Milton turn right and the property will be found on the left hand side just after the Ballard School.



The local area affords fine schooling (both state and private) with the highly regarded Durlston Court Private School just 1.3 miles away.

Services

Energy Efficiency Rating: D Current: 68 Potential: 71
Council Tax Band: G
All mains services are connected.

Viewing

By prior appointment only with Spencers New Forest.

Points Of Interest

Ballard School (Private)	0.2 miles
New Milton Train Station	0.5 miles
New Milton Health & Leisure Centre	0.7 miles
The Arnewood School	0.7 miles
Durlston Court School (Private)	1.3 miles
Chewton Glen Hotel & Spa	1.4 miles
Pebble Beach Restaurant	1.7 miles
Barton on Sea Golf Club	1.8 miles
Milford on Sea	4.3 miles
Waitrose Lymington	4.6 miles
Lymington Quay	6.0 miles
Christchurch	6.9 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 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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