



FOREST HEATH

Lymington Road, Brockenhurst



A DELIGHTFUL COUNTRY HOUSE

Set within 7 acres on the edge of Brockenhurst
with a swimming pool and separate cottage.

Summary of accommodation

Ground Floor: Entrance Hall | Drawing room | Dining room | Library | Kitchen/breakfast room
Pantry | Utility room | Study | WC

First Floor: Principal bedroom with en suite bathroom | Three further bedrooms | Two family bathrooms
Additional bedroom accessed via separate stairs

Annexe: Kitchen | Sitting room | Bedroom | Bathroom

Swimming pool | Stables | Laundry room | Shower room | Log store | Tractor barn | Brick barns

In all about 7 acres

Distances: Brockenhurst 1.4 miles (London Waterloo 1 hour 35 minutes), Lymington 3.7 miles
(All distances and times are approximate)

SITUATION

Forest Heath enjoys a very secluded location at the end of a private lane with surrounding open forest which provides good riding and walking to the front and backing onto Royden Woods with acres of beautiful woodland walks.

The house occupies a wonderful position and enjoys expansive open views across the New Forest. Set well back from the road the house is perfectly situated to enjoy open walks and cycle rides across the Forest while also being only about 6 miles from the market town of Lymington. There is a nearby pub (The Turfcutters Arms) in East Boldre and the popular East End Arms is a short drive away. There are marinas, sailing clubs and facilities at both Lymington and Bucklers Hard while Brockenhurst station provides direct rail services to London Waterloo from 1 hour and 35 minutes.





FOREST HEATH

Forest Heath is a wonderful family home which was fully redecorated and sympathetically furnished by the current owners in 2022. The house is Lutyens-inspired and dates back to 1928. There is a large welcoming entrance hall which leads onto the impressive, south-facing drawing room and dining room. The drawing room has a brand new wood burner, floor to ceiling windows onto the garden and is a wonderful space for entertaining. There is a well-equipped kitchen and breakfast room with a separate pantry and utility room. Downstairs there is also a study, library and cloakroom.



Upstairs there are four well-proportioned bedrooms and three bathrooms included an impressive principal bedroom and en suite bathroom. An additional bedroom can be accessed via separate stairs behind the kitchen.



THE ANNEXE

Within the grounds there is a charming annexe which overlooks the swimming pool. The Annexe comprises a kitchen, sitting room, bedroom and bathroom.

GARDENS AND GROUNDS

Set within 7 acres Forest Heath is perfectly set up for rural life. There are two stables with an adjoining laundry room, shower and WC. There is also a tractor barn within the grounds which is in excellent condition and could be used to house boats if needed. There is a further double garage, two brick barns and a log store.



PROPERTY INFORMATION

Services: Mains electricity and gas. Drainage and Water TBC

Local Authority: New Forest

Council Tax: Band H

EPC Rating: D



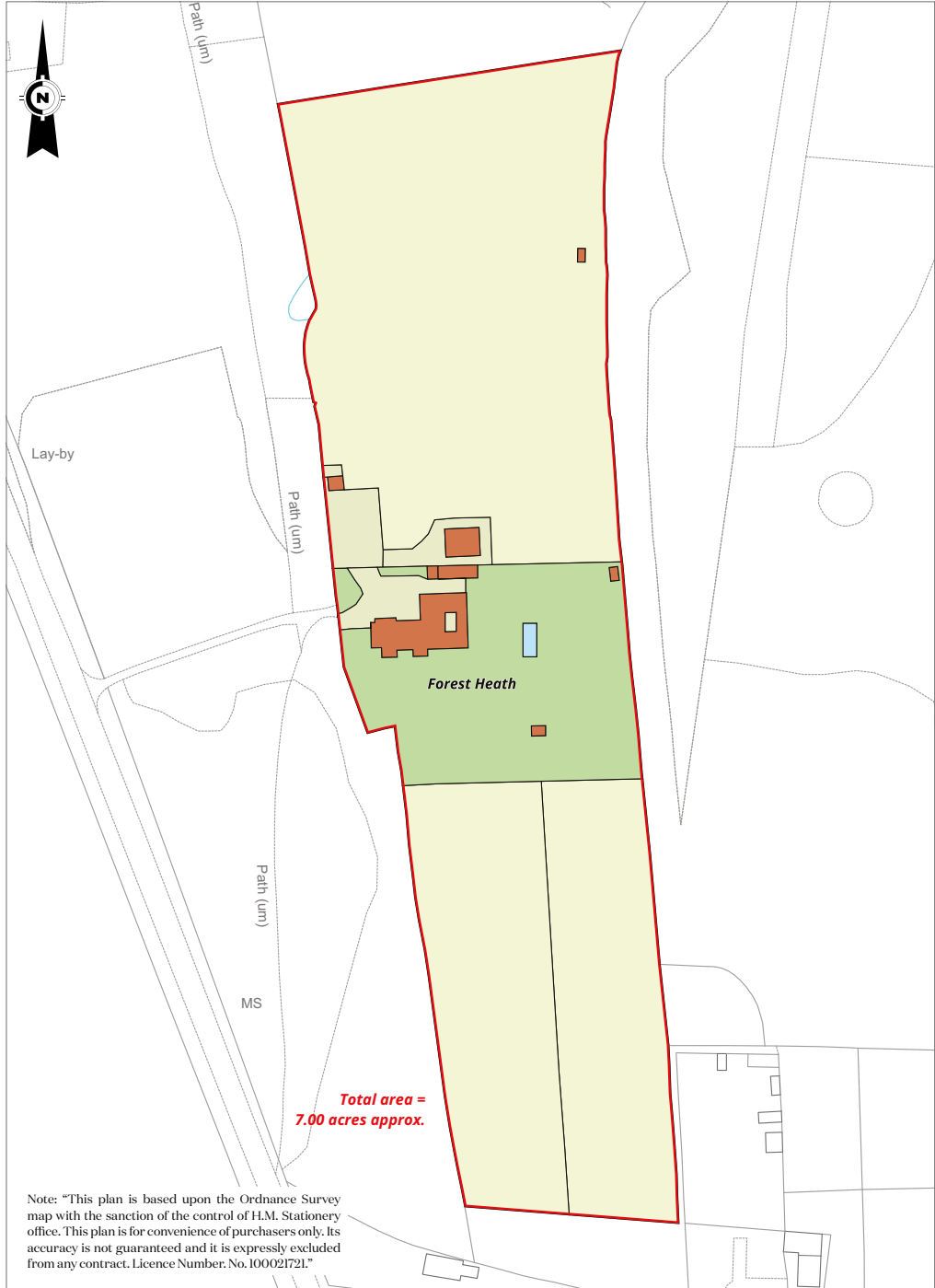
Approx Gross Internal Area:
Main House: 369.0 sqm / 3,977.5 sqft
Annexe: 46.6 sqm / 501.6 sqft

Approx Gross External Area:
Stable Block: 40.2 sqm / 432. 7 sqft
Large Barn: 122.0 sqm / 1,313.7 sqft
Brick Barn: 28.2 sqm / 303.5 sqft

Total Approx. Gross Area:
606 sqm / 6,529 sqft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted
to tell you more.

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