

A large, two-story Tudor-style house with a red-tiled roof and white walls with dark timber framing. The house has multiple windows, some with flower boxes, and several chimneys. It is surrounded by lush green trees and a well-maintained lawn.

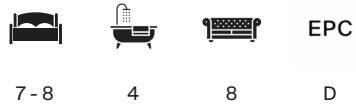
BIGNELL WOOD

Brook, Nr Lyndhurst



BIGNELL WOOD BROOK, LYNDHURST

Set in the New Forest, Bignell Wood is a restored country home with links to Arthur Conan Doyle, plus a cottage, gym and garage, all within about 6 acres of tranquil grounds.



Local Authority: New Forest District Council

Council Tax band: H

Tenure: Freehold

Guide Price: £3,250,000



BIGNELL WOOD

Bignell Wood opens with a limestone-tiled porch leading into a bright lobby with a cloakroom, rising to an impressive reception hall with a stone fireplace and wood-burning stove. The triple-aspect drawing room is a particularly charming space, featuring another fireplace and enjoying views over the gardens and New Forest. Tradition holds that Conan Doyle used this room as his writing retreat. An adjacent sitting room has rear garden views and a central stone fireplace. Beyond this, an inner hallway connects to a new utility room and the beautifully designed Plain English kitchen/breakfast room, with bespoke cabinetry, marble worktops, double Aga, and large central island. Open to the kitchen are a comfortable family lounge and an elegant dining room with doors to the garden. Additional accommodation includes a pantry, boot room, study, office, a second cloakroom, and a secondary staircase, enhancing flow and practicality.







Upstairs, the first floor offers six stylish bedrooms, including a luxurious principal suite with dressing room and en-suite, plus a beautifully finished guest suite. Two further family bathrooms serve the remaining bedrooms, with bedroom three benefiting from an extended playroom area. The top floor, accessed by a new staircase, includes a bespoke dressing room and a substantial unconverted loft, offering potential for additional accommodation.



Set within the grounds, the detached cottage provides charming, self-contained accommodation. Reached by a wooden footbridge and winding path, it opens into a cosy snug with built-in seating. An inner hallway leads to a contemporary shower room and stairs up to an open-plan living area with a wood-burning stove and bespoke kitchen overlooking the stream and gardens. Steps rise to a stunning split-level bedroom with a vaulted timber ceiling, panelled walls, built-in seating, and French doors to a private balcony with woodland views.

Additional Information:

Post Code: SO43 7JA

Location: <https://what3words.com/leathers.suppers.infinite>

Services: mains water, electricity and private drainage

Heating: oil fired central heating





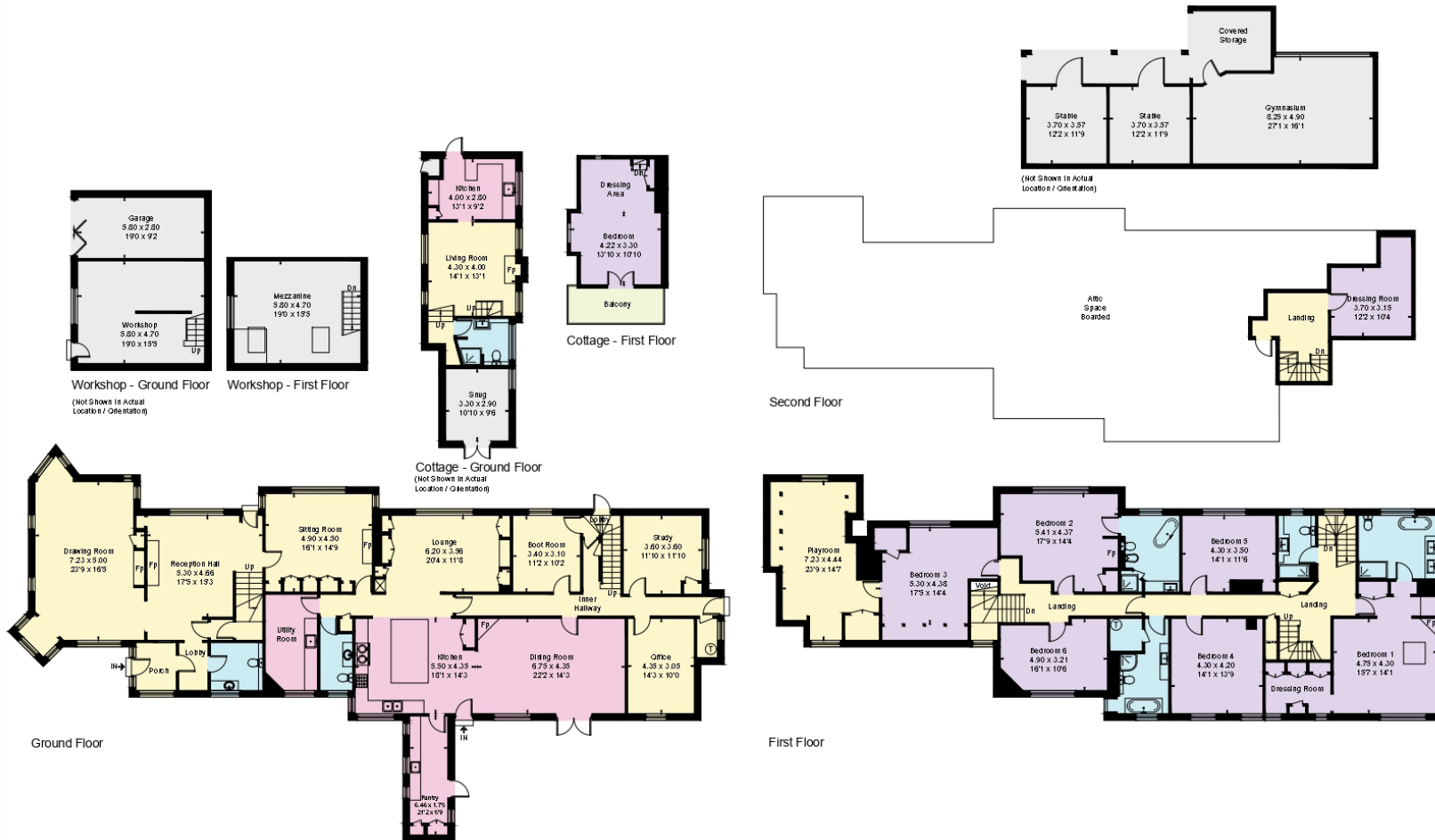
LOCATION

The village of Brook offers a strong community feel and excellent amenities, including a village hall, church, convenience store, two country pubs, a hotel, restaurants, a garage, and the renowned Bramshaw Golf Club with its two 18-hole courses. Surrounded by the New Forest National Park, residents enjoy immediate access to miles of unspoilt heathland, ancient woodland, and open moorland—perfect for walking, cycling, and riding. Sailing enthusiasts benefit from easy access to Hamble, Lymington, and Poole, while the cathedral city of Salisbury, with its wider cultural and educational facilities, lies about 16 miles to the north. Transport links are excellent: the M27 at Cadnam is just over a mile away, giving swift access to Southampton, Winchester, and London. Southampton Central station and Southampton Airport are around a 15-minute drive, and Bournemouth Airport is reachable in approximately 25 minutes.





Approximate Floor Area = 725.0 sq m / 7803.4 sq ft
 Cottage = 69.2 sq m / 744.9 sq ft
 Stable Block = 87.0 sq m / 936.4 sq ft
 Workshop / Garage = 71.7 sq m / 772 sq ft
 Total = 952.9 sq m / 10256.7 sq ft



Drawn for illustration and identification purposes only by @fourwalls-group.com #106213

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. (ID767266)



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