



HAYWARD FOX



SHRUBBS HILL ROAD LYNDHURST HAMPSHIRE SO43 7DJ



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SHRUBBS HILL ROAD
LYNDHURST, HAMPSHIRE SO43 7DJ



PRICE GUIDE: £1,050,000

Constructed in 2000, a high specification 6 bedroom detached home offering spacious, light accommodation in excess of 3400sqft. Set within a large private plot of approx. half an acre, set back from the main thoroughfare & close to Lyndhurst village centre with its range of amenities & the forest.

Entrance Hall, Cloakroom, Kitchen/Breakfast Room, Dining Room, Sitting Room, Study, Conservatory, Utility Room. First floor Master Bedroom & En Suite, Guest Bedroom & En Suite, Bedroom 3, Bedroom 4, Bedroom 5, Shower Room. 49ft x 13ft Bedroom 6 on second floor. Double garage.

Appointments must be made via the Vendors Agents **Hayward Fox**

DIRECTIONAL NOTE: From the centre of the village of Brockenhurst, proceed in north along Grigg Lane and on reaching the 'T' junction turn left onto the A337 Lyndhurst Road. Continue on this road until reaching the one way system at Goose Green. Take the right hand lane going straight over at the junction into Shrubbs Hill Road. The entrance to the property will be found almost immediately on the right hand side.

STORM PORCH: Tiled floor. Glazed and part panelled entrance door with small paned side panel opening to:

ENTRANCE HALL: 14'6" x 9'8" (4.42m x 2.95m) 'L' shaped. Two radiators with thermostatic valves. Tongue and groove timber panelling below decorative dado rail. Wall mounted central heating thermostat control. Exposed feature brick walling. Low voltage recessed downlighters. Coved ceiling. Tiled Floor. Stairs rising to first floor. Doors to:

CLOAKROOM: Comprising wash hand basin and low level w.c. Radiator. Coved ceiling. Low voltage recessed downlighters. Tiled Floor.

KITCHEN/BREAKFAST ROOM: 13'11" x 14'7" (4.24mx 4.44m) Dual aspect windows overlooking rear garden. Lime washed timber fronted cabinets with additional shelving and wine rack under decorative edged worktops. Matching eye level cabinets with shelving and further glass fronted cabinets. Tiled splashbacks. Neff gas hob with extractor canopy, double oven and integrated microwave. Semi integrated dishwasher. Double bowl sink. Low voltage downlighters. Wood effect flooring. Coved Ceiling. Radiator. External UPVC door to side of property. Timber door to dining/family room. Door to:

UTILITY: 9'4" x 8'3" (2.84m x 2.51m) A range of cabinets under worktop, sink and space plumbing for washing machine. Tiled Floor. Low voltage downlighters.

STUDY: 11'4" x 9'8" (3.45m x 2.95m) 'L' shaped. Timber panelling up to decorative dado rail. Windows to front and side aspect. Telephone point.

DINING/FAMILY ROOM:17'6" x 15' (5.33m x 4.57m) Triple aspect with views over rear garden. Decorative dado rail. Double glazed timber doors with matching side panels to rear garden. Radiator. Low voltage downlighters. Timber doors to kitchen and Hallway. Small paned glazed double doors leading to:

SITTING ROOM: 19'9" x 23'2" (6.02m x 7.06m) 'L' Shaped. Tiled floor. Feature stone fireplace with fitted woodburner. Surround sound ceiling speakers. Dado rail. Two TV points. Two radiators. Double glazed timber doors with glazed side panels opening to rear garden. Window to rear aspect. Double glazed timber doors with glazed side panels opening to:

CONSERVATORY: 14'11" x 19'5" (4.55m x 5.92m) Timber effect UPVC double glazed conservatory above low masonry walling. Tv point. Radiator. Double glazed double doors to front garden and also to side aspect. Tiled flooring with underfloor heating.

Returning to hallway with stairs rising to first floor:

BEDROOM ONE: 13'6" x 16'9" (4.11m x 5.1m) Low voltage downlighters. Five fitted wardrobes. Radiator. Window to front aspect. Door to:

EN SUITE BATHROOM: 13'10" x 5'11" (4.22m x 1.8m) Low voltage downlighters. Fully tiled floor and walls. Underfloor heating. Double sink with vanity unit under. Close coupled WC, bath with shower attachment. Obscure window to rear aspect. Double width shower cubicle with two thermostatic mixer showers with handheld and two rainfall showerheads. Chromium ladder style towel radiator.

BEDROOM TWO: 14'10" x 13'7" (4.52m x 4.14m) Fitted wardrobes. Window to front aspect. Radiator. Low voltage downlighters. Coved ceiling. Door to:

EN-SUITE BATHROOM: 6'11" x 6' (2.1m x 1.83m) Low voltage downlighters. Fully tiled floor and walls. Underfloor heating. Sink with vanity unit under. Close coupled WC, bath with thermostatic mixer shower and folding glazed screen. Chromium ladder style towel radiator. Shelf with mirror over.

BEDROOM THREE: 15'10" x 10'6" (4.83m x 3.2m) Timber panelling to walls. Window to rear aspect. Radiator. Coved ceiling. Low voltage downlighters. Door to hallway and second door to:

JACK & JILL SHOWER ROOM: 5'7" x 7'7" (1.7m x 2.31m) Low voltage downlighters. Fully tiled floor and walls. Underfloor heating. Sink with vanity unit under. Close coupled WC, shower cubicle with thermostatic mixer shower. Obscure window to rear aspect. Extractor fan. Chromium ladder style towel radiator. Shelf with mirror over. Airing cupboard. Door to hallway.

BEDROOM FOUR: 14'8" x 11'2" (4.47m x 3.4m) Window to front aspect. Radiator. Coved ceiling.

BEDROOM FIVE: 14'8" x 11'8" (4.47m x 3.56m) Window to rear aspect overlooking gardens. Radiator. Coved ceiling.

Door from landing with staircase leading to:

SECOND FLOOR:

BEDROOM SIX/GAMES ROOM/OFFICE: 49'6" x 13' (15.09m x 3.96m) An extremely large open plan room which could be sub-divided to provide further accommodation such as further bedrooms/bathrooms, office space or entertainment/games room. Five Velux roof windows to rear/east elevation. Radiator.

OUTSIDE: The property is approached via a shared driveway serving only two properties, set well back and screened from the road. The driveway leads to a five bar gate opening onto a spacious tarmacadam driveway with ample parking and turning areas and giving access to the double garage and further parking to the side of the property.

The mature gardens extend to approx. half an acre, well screened and offering privacy, mostly laid to lawn with trees and mature hedging inside the boundary. To the rear of the property are generous terraces suitable for al fresco dining. There is also a timber summer house.

DETACHED DOUBLE GARAGE: Offering ample parking and eaves storage with potential for creation of a home office or additional room above subject to the necessary planning permissions.

The property is within level walking distance of the centre of Lyndhurst with all amenities whilst enjoying easy access to the open forest, Brockenhurst, Lymington, Southampton and Bournemouth.

SERVICES: Mains gas, electricity, water & mains drainage.

COUNCIL TAX BAND: G

EPC RATING: Current ~ C70 Potential ~ C73

Ref: BRB0873