



Groewood House

Stoney Cross | Lyndhurst | Hampshire | SO43 7GP

WOOLLEY
& **WALLIS**

Guide Price £3,000,000

An elegant and substantial New Forest country home approached over a long lined sweeping driveway nestled in it's own private secluded 5 acre plot.

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The Property at a Glance

- | A substantial family home of approximately 10,000 sq ft
- | Grounds of approximately 5 acres
- | Versatile accommodation
- | Seven Bedrooms & Five Bathrooms
- | Kitchen/Breakfast Room & Large Utility
- | Five Reception Rooms
- | Remarkable location adjacent to the open New Forest

Property

Groewood House is an imposing property built in the Queen Anne style constructed of mellow Michelmersh brick and a tiled roof. The accommodation is expansive with the principal rooms extending to some 10,000 sq ft, offering the ability to entertain on a grand scale. The proportions are further enhanced with high ceilings and an abundance of natural light from the large casement sash windows. Whilst certainly grand in accommodation, the property manages to maintain an intimacy and is a practical home to run.

Highlights of the property include flexible and extensive accommodation, seven bedrooms with views of the grounds, an impressive swimming pool complex with independent sauna, a detached triple garage complex with triple carport and space for a tennis court.

Groewood House occupies an idyllic position within Stoney Cross, accessed via bespoke wrought iron electric gates which opens onto a sweeping tree lined driveway and leads onto a large shingle parking area with a feature turning circle. The property is set back from the Forest road and sheltered by woodland. Embracing a wonderful central position in substantial private grounds apportioned into areas of formal and woodland gardens attracting an arrange of wildlife.





Situation

Stoney Cross is located on the edge of Minstead within the New Forest National Park. Minstead boasts a wonderful community, a village shop, a public house and a village hall. Grovewood House has direct access onto the open forest providing a network of footpaths and bridleways for walking and riding. The local village of Lyndhurst offers an eclectic range of boutiques, eateries and public houses with a local library, village hall and visitor centre, Lyndhurst centre also has a doctors and dentist practice. To the East, the maritime city of Southampton provides a more comprehensive range of retail and leisure facilities. Golf can be enjoyed at Romsey, Bramshaw and Wellow with water sports available along the South Coast, local Hunts and Pony Clubs include the Wilton, New Forest and Hursley Hambledon.

Directions

From Cadnam, head in a Westerly direction on the A31. Pass the Esso garage and Travel Lodge and take the next left (Emery Down). With the open New Forest on your right hand side, proceed for approximately 1.5kms and Grovewood House will be found on the left hand side.

Services

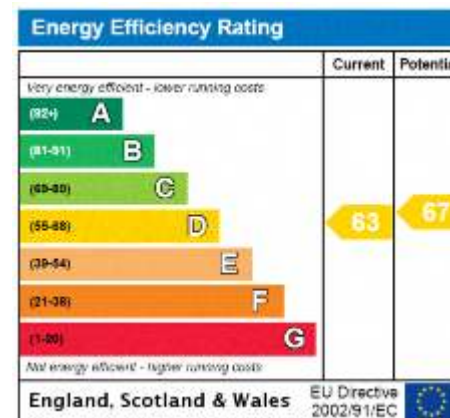
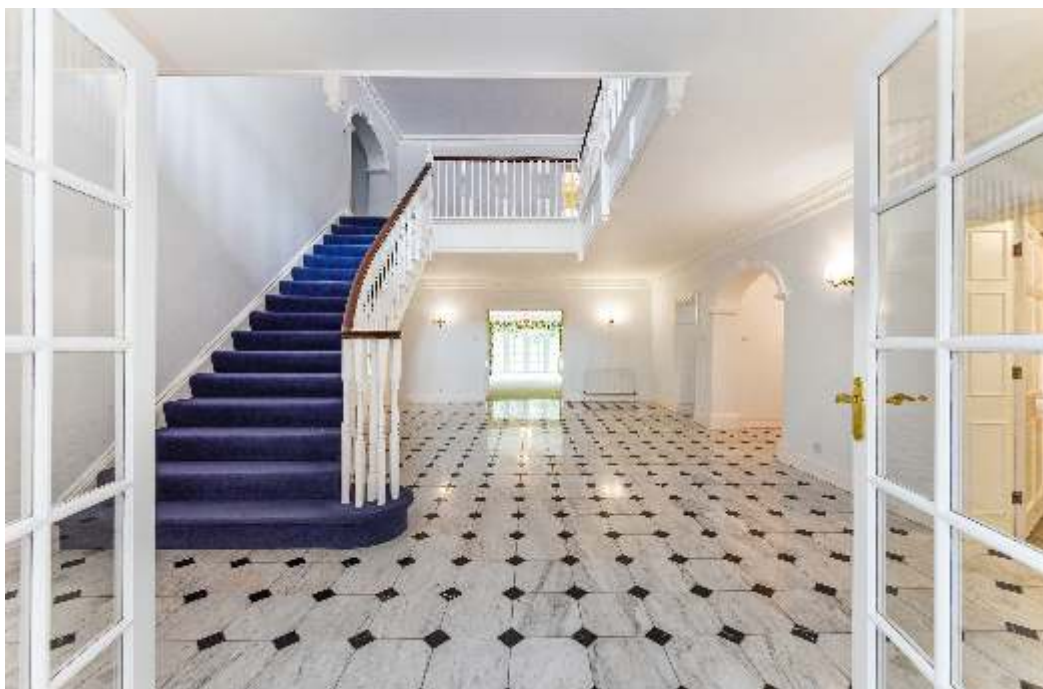
Mains electricity, oil, water and private drainage

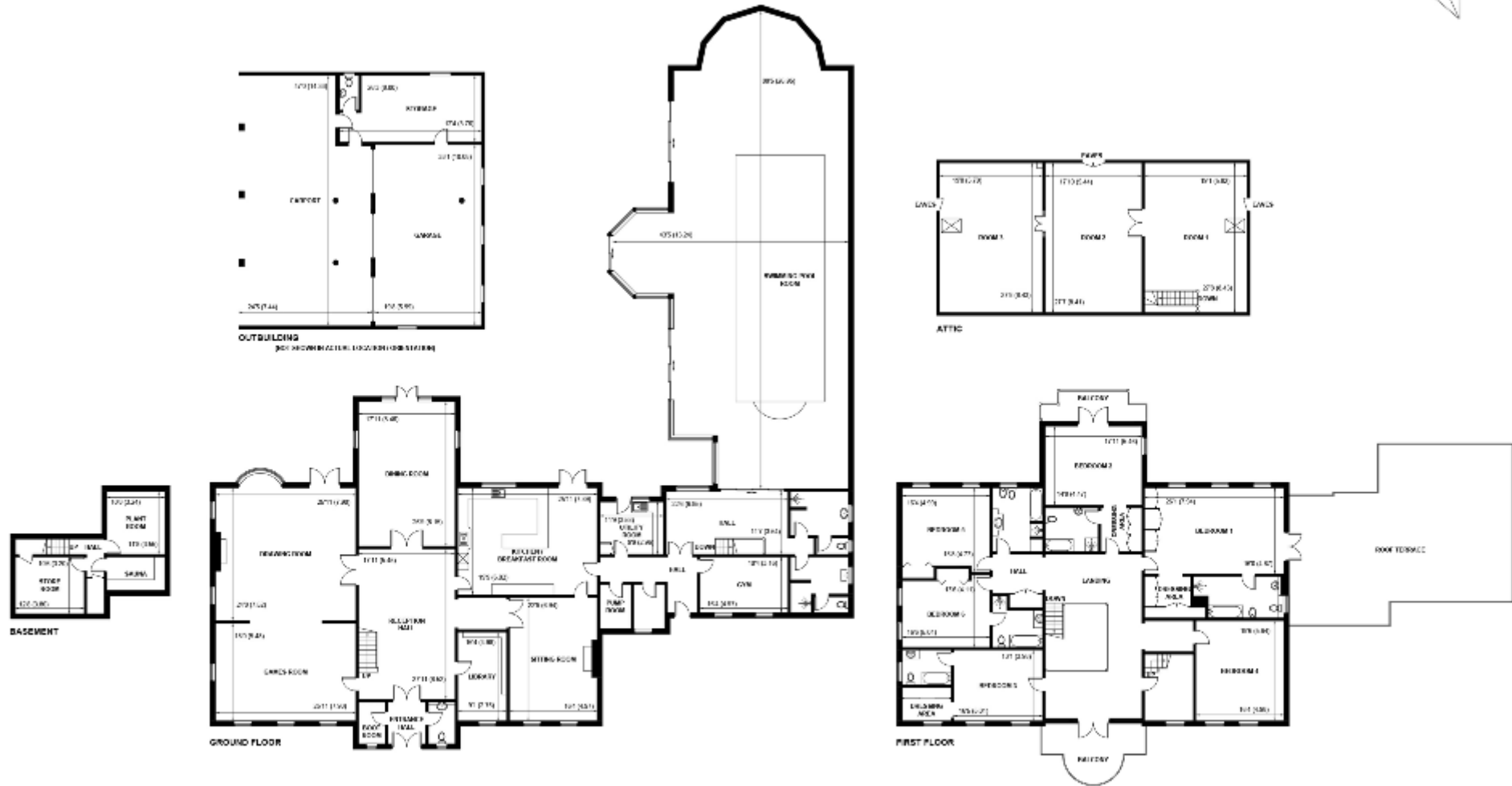
Council Tax

New Forest National Park Authority - Band H

Viewings

All viewings are by appointment only and arranged through the Romsey Residential department on 01794 512129.





APPROXIMATE GROSS INTERNAL AREA = 10513 SQ FT / 976.7 SQ M
BASEMENT = 426 SQ FT / 39.6 SQ M
ATTIC = 1578 SQ FT / 146.6 SQ M
OUTBUILDING = 991 SQ FT / 92.1 SQ M
TOTAL = 13508 SQ FT / 1255.0 SQ M
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
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