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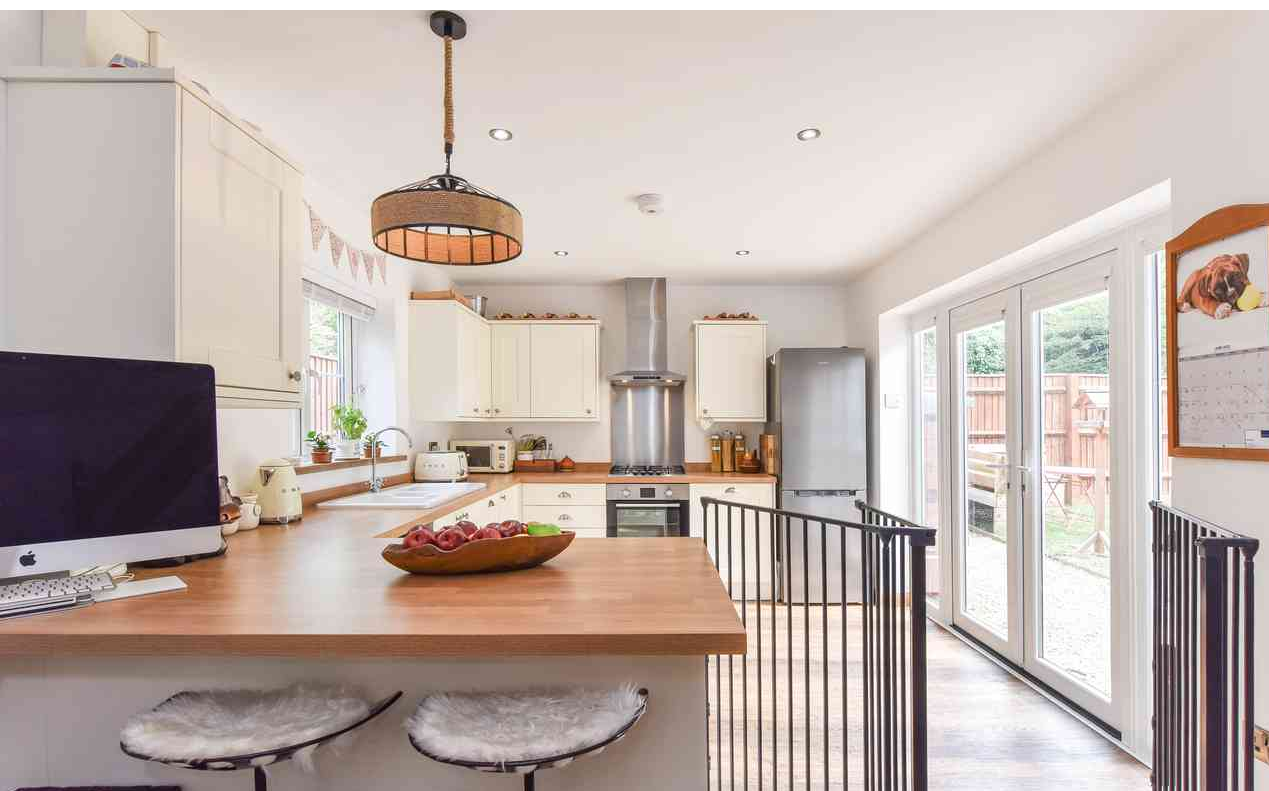
# 10 Park Close, Clay Hill, Lyndhurst, Hampshire, SO43 7DE

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£490,000

- Beautifully presented semi detached cottage
- Sitting room with multi fuel stove
- Upstairs refitted bathroom suite
- Downstairs cloakroom
- Acoustic double glazing and gas central heating
- Open plan kitchen/dining room
- Recently extended and renovated through out
- Three Bedrooms
- Sunny aspect lawned garden located to the side and front of the property
- Gated off road parking for 3/4 sizeable vehicles





3



1



2

A charming three-bedroom cottage situated in Clay Hill, Lyndhurst. Having undergone an extensive programme of modernisation and enlargement over the last few years this property is a beautiful example of a New Forest home.

10 Park Close is situated in highly the sought-after area of Clayhill on the edge of the village of Lyndhurst and is located only a short walk from the pubs, tearooms, shops, and amenities of Lyndhurst village, and the open Forest with its many walks and outdoor pursuits

Sat back nicely from the road and behind evergreen bushes sits 10 Park Close, a recently renovated and extended three-bedroom Cottage. A pedestrian pathway leads you to the property's front door directly from the pavement, alternatively, vehicular access is gained via an access road that sits side-on to the property. The gravelled driveway provides off-road parking for 3 / 4 vehicles and is accessed via double gates.



The front door leads you straight into the sitting room which has a multi-fuel stove as the central focal point of the room, recently fitted bespoke shutters have been installed to both the window and front door enclosing this room and making it a cozy space to unwind. A door leads you through into a delightful L-shaped kitchen dining room which is the heart of the home. A well-designed kitchen wraps around one end of the room with lots of light flooding in through the dual-aspect window and French doors, space for a large dining table and chairs makes this room an ideal space for entertaining guests and dinner parties. A useful cloakroom completes the downstairs accommodation.

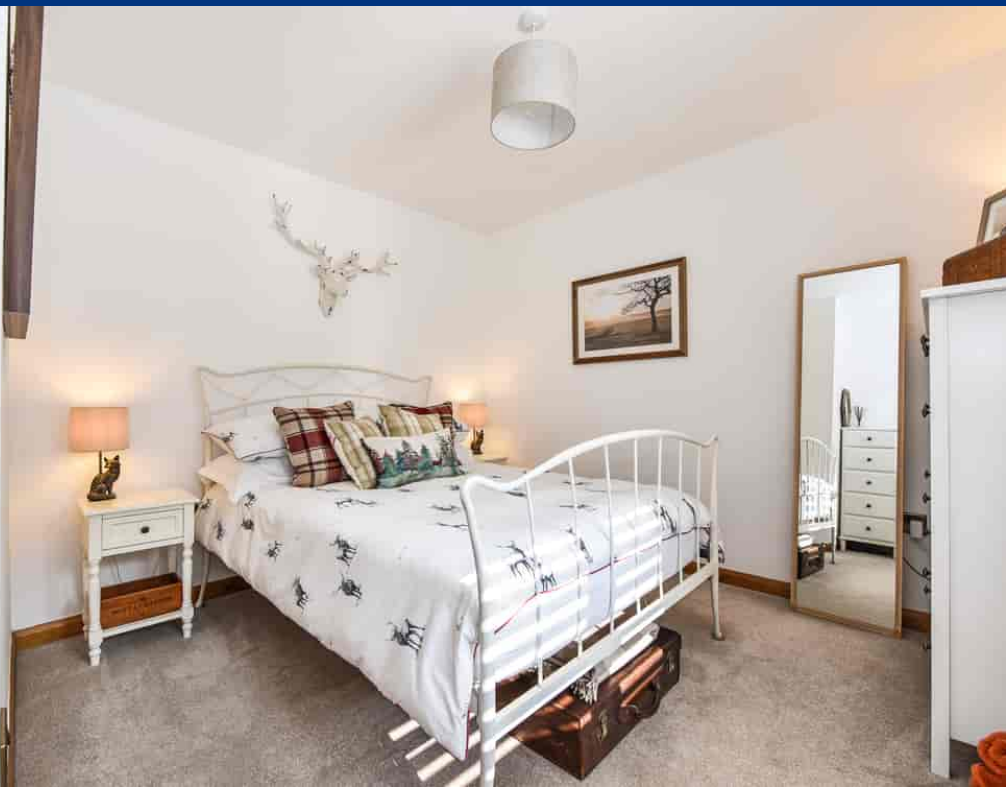




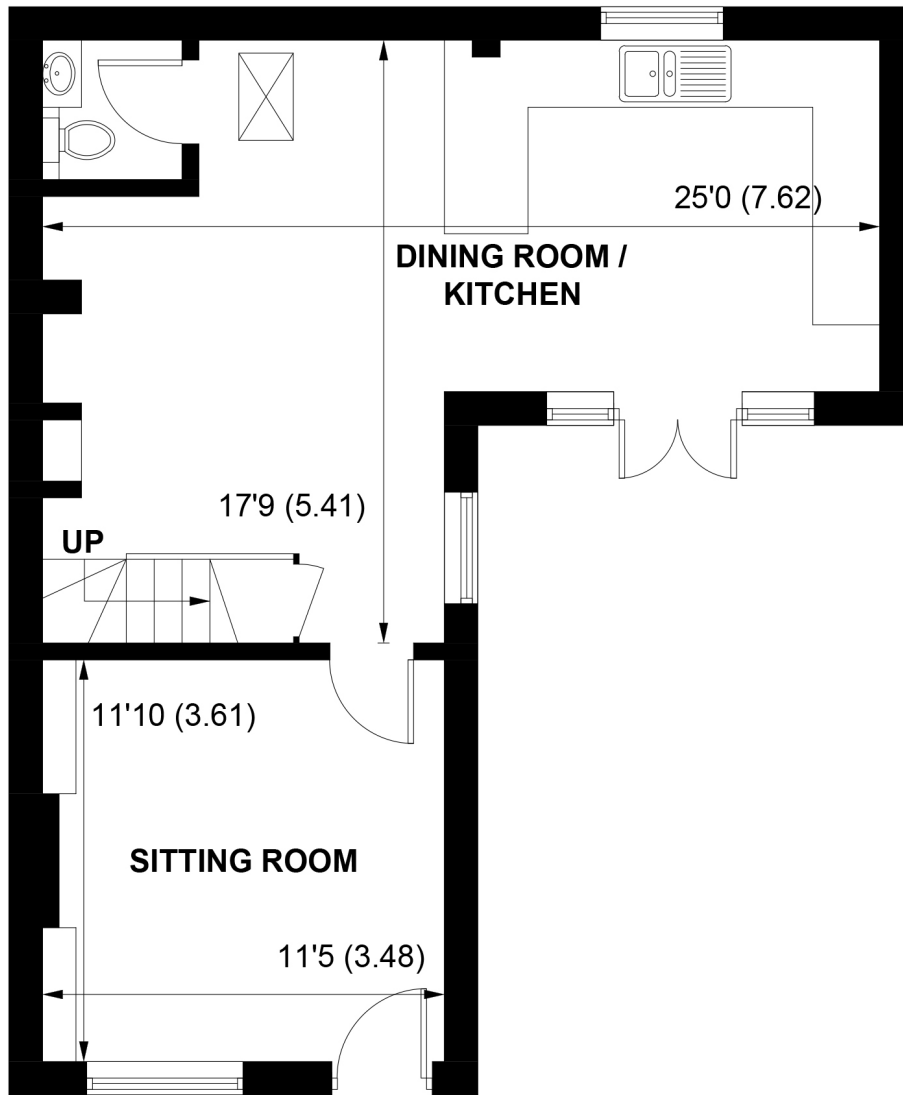


Upstairs are two well proportioned double bedrooms, a further spacious single bedroom which is currently used as a home office. The smaller bedroom benefits from a recessed storage/wardrobe area. All bedrooms are served by the recently refitted family bathroom. The loft space is accessed from bedroom 3 and has been fully boarded.

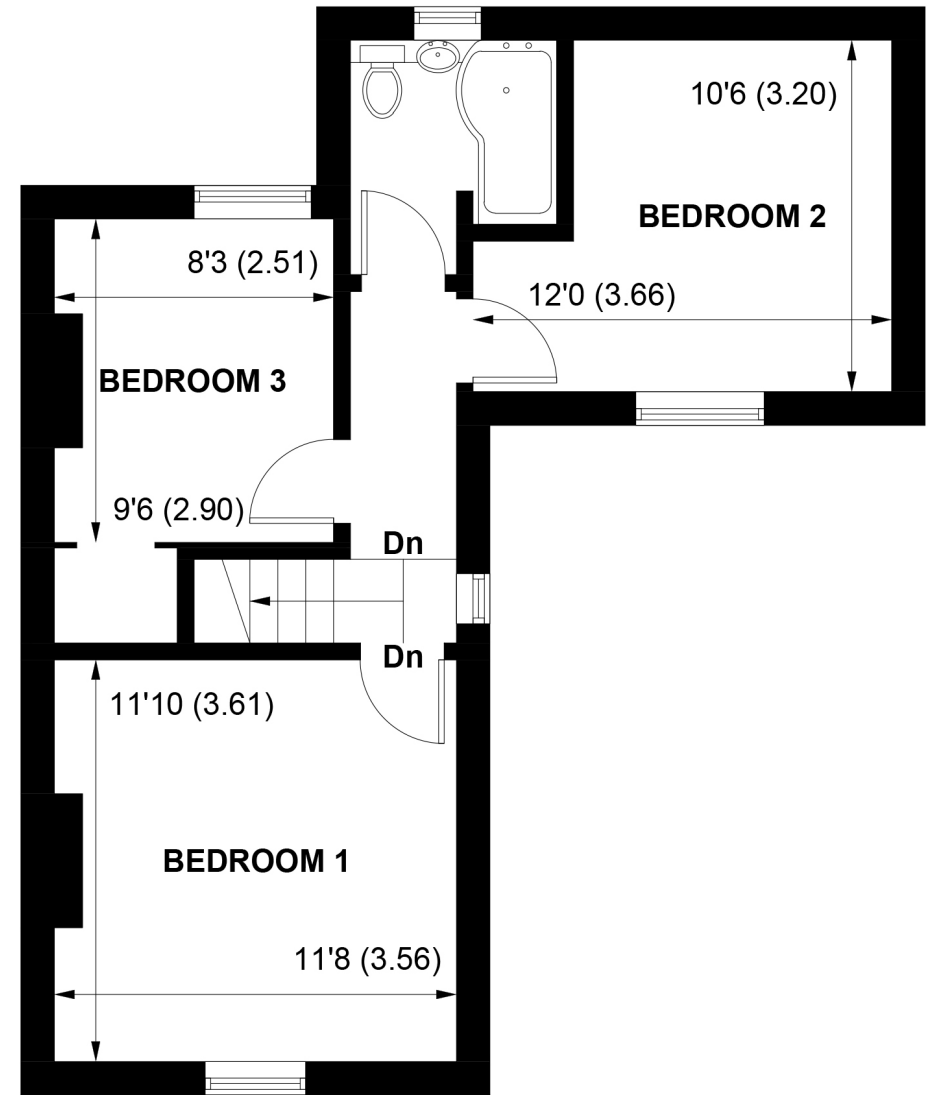
The garden sits to the side and front of the property and is mainly laid to lawn and is fully enclosed by fencing and hedgerows, offering a good level of privacy. The current owners have recently had wall lights installed and a useful external power point. A gravelled pathway leads to the side and rear of the property where you will find a newly constructed shed, recently built wood store, and an ideal location for your BBQ.



All mains services connected  
Tenure: Freehold  
Energy Performance Rating: D Current 68 Potential 85  
Council Tax Band: D  
Broadband Basic: 13 Mbps Superfast: 51 Mbps



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 931 SQ FT / 86.5 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©**

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