



S P E N C E R S









An extremely attractive four bedroom, semi-detached family home set in a prime position on one of Lyndhurst's most desirable roads, close to the open forest and the High Street.

## The Property

Believed to have been built around 1920, the property has been enlarged to the rear to create a fantastic family space.

Entrance Hall - Accessed via covered porch with a partly glazed front door, oak flooring throughout, doors leading to all the principle downstairs accommodation

Sitting Room - Featuring an attractive cast iron fireplace with tiled inserts and a large bay window overlooking the front garden

Family Room - Staircase leading to the first floor with storage cupboard below, inset log burner with wood surround and window to the side

Kitchen/Dining Room - Extended to provide a perfect space for family living/ entertaining, fitted with wall and base level cupboards, inset butler sink, Rangemaster cooker, space and plumbing for a dishwasher, further space available for an American style fridge/freezer, oak flooring, stable door to the side and double doors leading to the rear surround terrace and garden

**Utility Room** - Under counter plumbing, space for a washing machine and dryer, door to the rear

First Floor - Landing gives access to all 4 bedrooms, Bedroom 1 benefiting from an en-suite shower room

Family Bathroom - Suite comprising of a panelled bath, wash hand basin, separate shower cubical and WC

£700,000







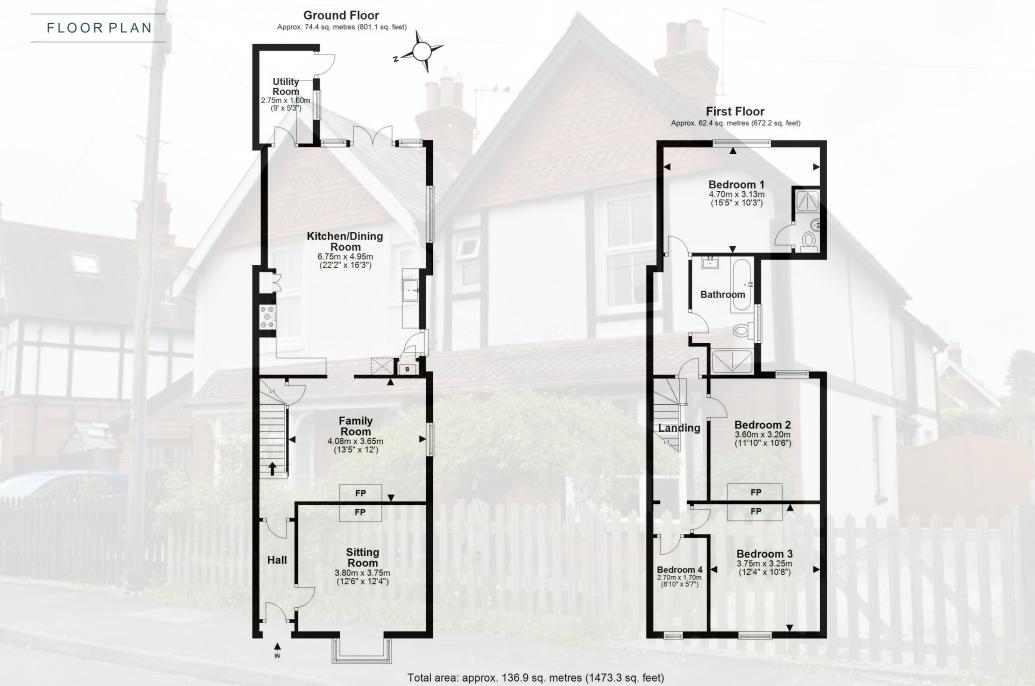


Illustration for identification purposes only; measurements are approximate, not to scale.EPC New Forest Plan produced using PlanUp.



















#### **Grounds and Gardens**

The property is approached via a double picket fence gate with gravel driveway providing off road parking for vehicles. Adjoining the driveway is an area of lawn garden flanked by planted borders and picket fence boundary.

A double solid wood gate leads through to the side of the property and into the rear garden. A paved sun terrace extends from the rear of the house and down the side of the house and linking to a lawned garden area with surrounding close board fencing, two timber sheds and some mature bushes.

#### **Directions**

From the centre of Lyndhurst, proceed down the High Street onto the A35 Southampton Road, passing Bolton's Bench on your right and La Pergola restaurant on your left. Follow the road for a short distance and take the first left hand turning into Queens Road. The property can then be found on the right hand side and is numbered.

#### **Services**

Energy Performance Rating: D Current: 60 Potential: 81

Council Tax Band: E Tenure: Freehold

Services: All mains services connected

# **Important Notice**

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.













This beautiful town in the heart of the New Forest has everything you could want for family life in the Forest

### The Situation

Queens Road is a highly sought after location, conveniently situated opposite the open forest and within half a mile of Lyndhurst High Street.

The village offers a diverse range of general and specialist shops, together with a popular primary school, historic church and visitor centre. The neighbouring village of Brockenhurst offers additional facilities and a mainline rail connection to London/Waterloo (approximately 90 minutes).

The M27 (Junction 1) at nearby Cadnam affords easy access to both Bournemouth, Southampton, Salisbury and the M3 Motorway network.

#### The Local Area

Lyndhurst has been known as the capital of The New Forest since William the Conqueror established it as a royal hunting ground in 1079, with Kings and Queens staying at the Royal Manor throughout the centuries. Lyndhurst is also home to the Forestry Commission and the Verderers' Court (Verderers are the guardians of the forest's rights and therefore protectors of the forest landscape).

The delightful High Street offers an eclectic mix of boutique shops and everyday stores including an old-fashioned sweet shop and award winning butchers, as well as an art gallery, a vintage interiors shop and a Ferrari and Maserati showroom.



For more information or to arrange a viewing please contact us:

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