



**Hedley House**

*10 Pemberton Road, Lyndhurst, Hampshire SO43 7AN*

**SPENCERS**  
NEW FOREST







*An immaculately presented two double bedroom semi-detached Victorian cottage with views and forest access from the garden. Offered to the market with granted planning permission for a third bedroom and first floor bathroom with a custom built home office which also serves as a delightful garden room. Available with no onward chain.*

## The Property

A solid wood front door leads you in from a gated side entrance into the entrance hall with stairs leading up to the first floor. Just off the hallway to the front of the property is a bright and airy living room comprising a feature fireplace with a newly fitted wood burner and double-glazed bay windows. A further reception room leads off the hallway which is currently used as a dining room and opening in turn into a well-designed kitchen with utility area and an immaculately presented bathroom at the rear of the property. Doors from the utility room lead out onto the garden and a further garden room which offers great accommodation for a home office with full heating, electrics and French doors giving a great view over the garden.

The stairwell leads up to a small landing area, set either side of which are two double bedrooms. Both bedrooms feature elevated views, one to the front and the other to the rear, across the garden. Further benefits of this property is the planning permission that has already been granted to allow for a double storey extension, if someone so wishes to create more living space (further details can be supplied).

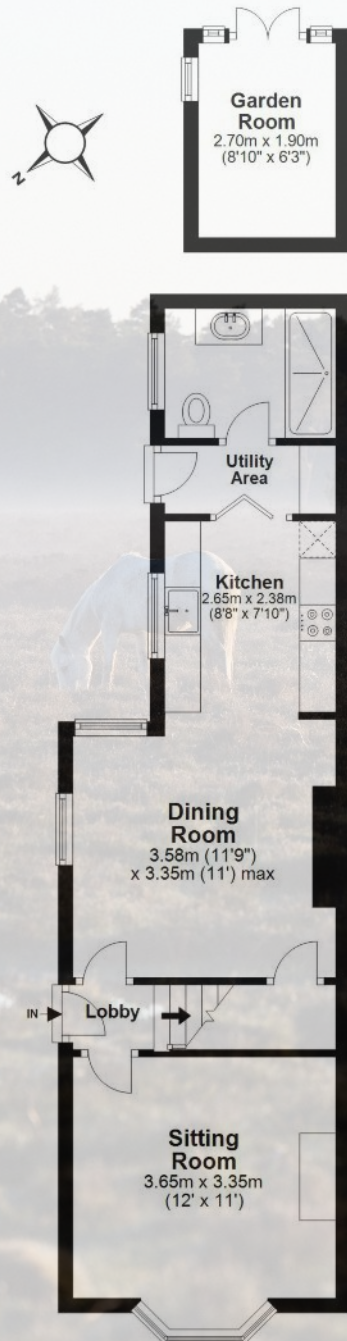
**£450,000**





## FLOOR PLAN

### Ground Floor



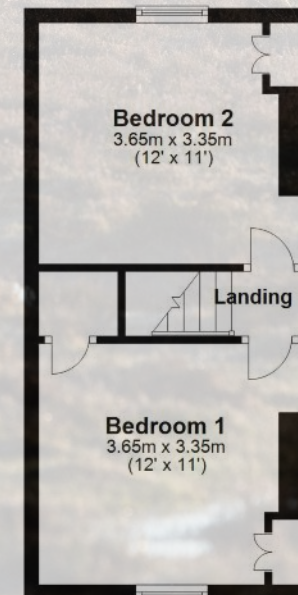
## Floor Plan

### Approx Gross Internal Areas

House: 71.0 sqm / 764.2 sqft  
Garden Room: 5.2 sqm / 56.0 sqft

**Total Approx Gross Area:**  
**76.2 sqm / 820.2 sqft**

### First Floor







## Agents Note

The property is offered to the market with granted planning permission for a third bedroom and first floor bathroom. Please see a link to the planning portal below.

<https://planning.agileapplications.co.uk/nfnpa/application-details/87669>

## Grounds & Gardens

To the front aspect of the cottage is a low maintenance gravel area which allows for off street parking with a gate leading down the side of the property to the front door. At the rear of the property, which can be accessed down the side of the house or through the kitchen/utility room, is a pretty paved patio area that wraps around to the entrance of the garden room and a lovely garden which is laid to lawn. There is also a gate at the back allowing access to the open forest and a short cut to the main High Street.

## Services

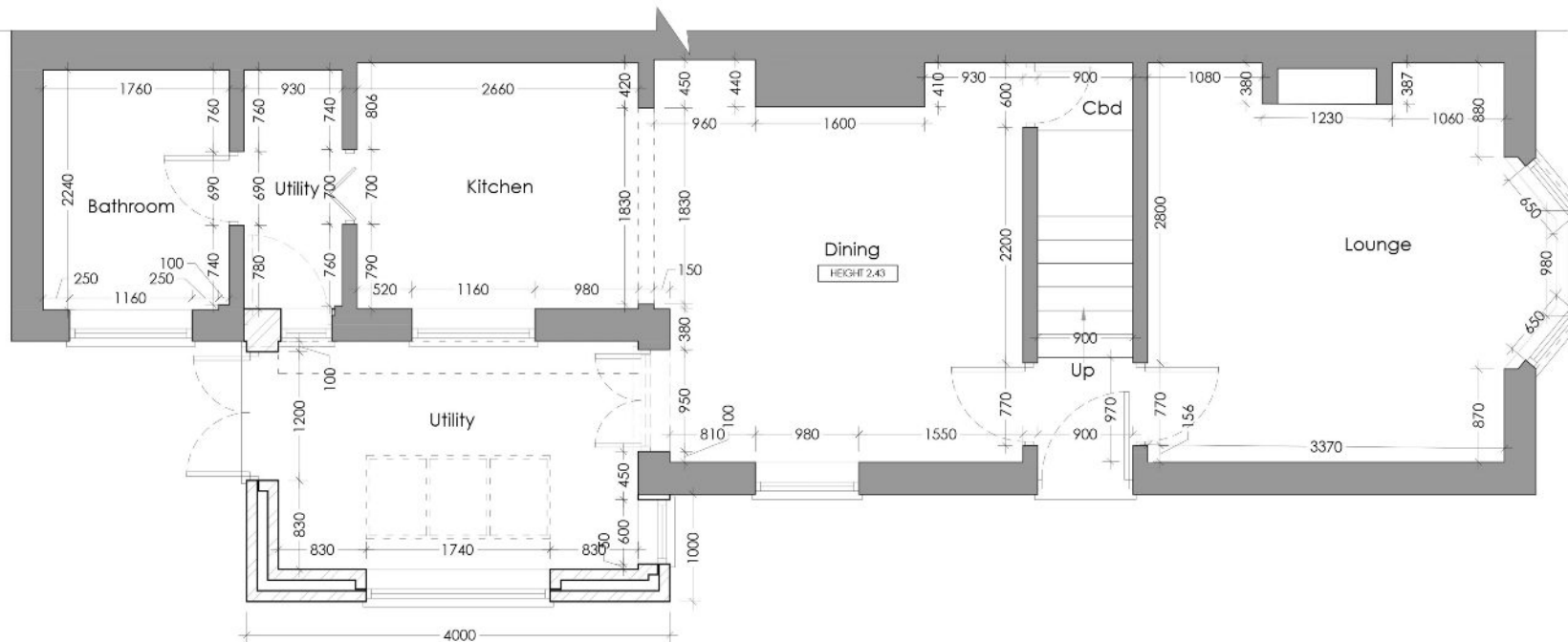
Energy Performance Rating: D Current 68 Potential 84

Council Tax Band: D

All mains services connected

## Important Information

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 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 fittings, 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.



## DRAYCOTT

CHARTERED SURVEYORS

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Hampshire  
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Tel: 01590 673282  
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Project: 10 Pemberton Road  
Lyndhurst,  
SO43 7AN

Client:

Scale: **1:50**

Date: 16.07.2019

Paper Size: **A3**

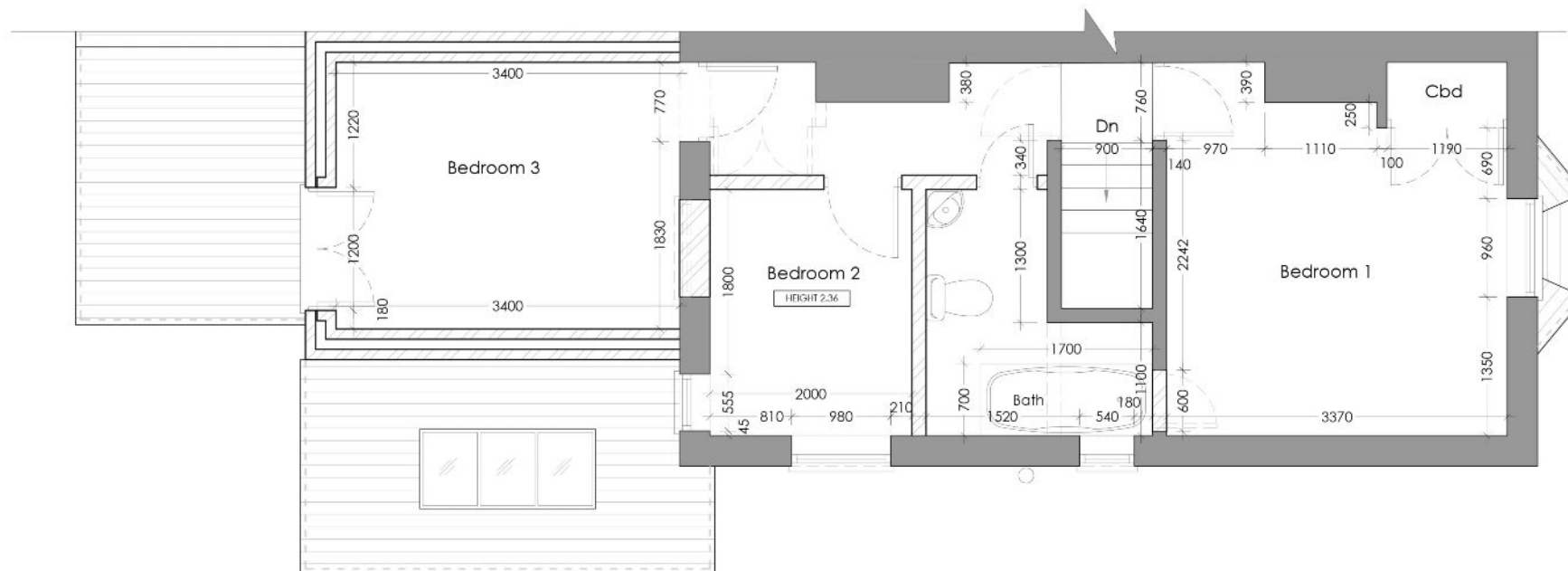
Drawn By: DS

Drawing Status: **Proposal**

Drawing Detail: **Ground Floor Plan - Proposed**

Drawing No: **021**

Revision:



**First Floor Plan  
As Proposed**

**DRAYCOTT**  
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SO43 7AN

Client:

Scale: **1:50**

Date: 16.07.2019

Paper Size: **A3**

Drawn By: DS

Drawing Status: Proposal

Drawing Detail: First Floor Plan - Proposed

Drawing No: 023

Revision:







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

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