



FELLS GULLIVER
ESTATE AGENTS

023 8028 4411
www.fellsgulliver.com

1 Kingston Cottage, Queens Parade, Lyndhurst, SO43 7AH

£440,000

- Character cottage
- Period charm
- Family room
- Conservatory
- Garden
- Central location
- Live in kitchen
- Separate lounge
- Two bedrooms with ensuite
- Parking





2



2



2

Beautifully situated in the very heart of Central Lyndhurst, this delightful two-bedroom attached character cottage combines village convenience with the tranquillity of the New Forest, offering an exceptional lifestyle opportunity in one of the area's most sought-after locations.



We are delighted to present this charming two-bedroom attached character cottage, offered with no forward chain and excellent potential for enhancement. The property provides generous and versatile accommodation, with the possibility to reconfigure the layout to create a third bedroom if desired.

On the ground floor, the cottage features a separate sitting room and a spacious open-plan kitchen/family room, complete with built-in appliances. From here, double doors lead into a conservatory, creating a bright and welcoming extension of the living space. A downstairs WC adds further convenience.

The ground floor also offers access to a beautifully stocked and private rear garden, featuring a shingled seating area and a useful garden shed an ideal spot for outdoor dining or quiet relaxation.



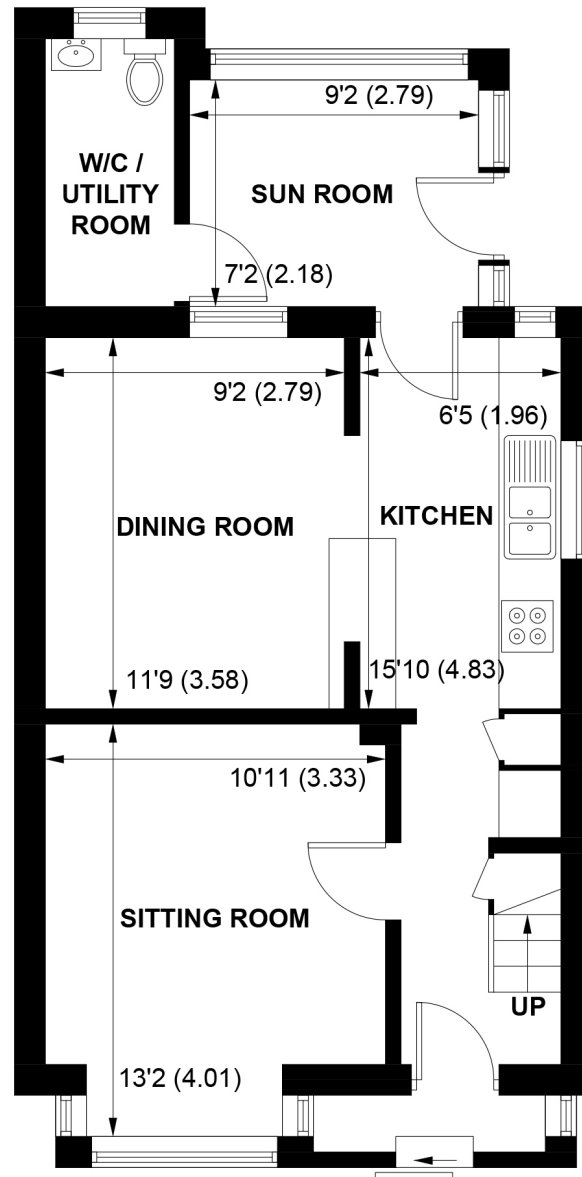




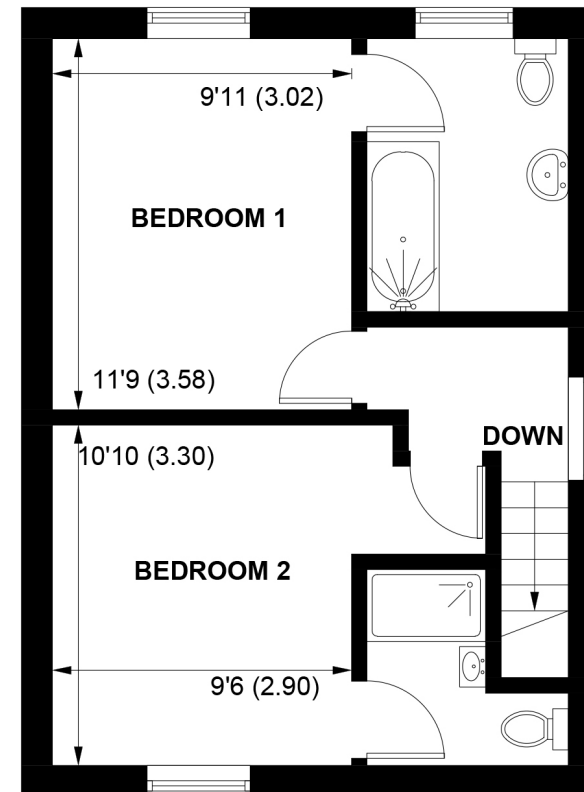
Upstairs, there are two well-proportioned double bedrooms. The principal bedroom benefits from an en-suite bathroom, while the second bedroom enjoys its own en-suite shower room, making the layout perfect for guests or family living.

This delightful cottage would benefit from some cosmetic updating, allowing the next owner to add their own style and value. A detailed inspection is highly recommended to fully appreciate the standard, character, and potential this property offers.





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 916 SQ FT / 85.1 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
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