



21 Pemberton Road

Lyndhurst, SO43 7AN

SPENCERS
NEW FOREST





21 PEMBERTON ROAD

LYNDHURST • NEW FOREST

A classic detached double fronted period residence set in a prime residential location on the edge of Lyndhurst and close to the open forest yet within walking distance of the village amenities.

The property has been extended to offer good sized accommodation and further benefits from off road parking and a pretty rear garden.

£850,000



4



3



2





The Property

Built circa 1890, this beautiful family home offers an elegant façade of brick elevations and attractive timber double glazed windows with an attractive porch and bay windows. Internally, the accommodation is set across two floors and provides well-proportioned living and bedroom spaces throughout, extending to approximately 1574 square feet.

There are many character features befitting the period including stripped wooden floorboards and doors, high ceilings, skirting boards and some cast iron period style radiators.

The entrance porch leads into a hallway which provides access to the ground floor reception rooms with a sitting room set on the right hand side with wood burner as a focal point and large box bay windows overlooking the front garden.

A second reception room at the front of the house, currently used as a study/playroom, is set across the hall and again benefits from a central wood burner and built in storage.

A cloakroom is located under the stairs and at the end of the hall a door leads through into a superb extended family kitchen/dining room with large bifolding doors which lead directly out to the rear garden.

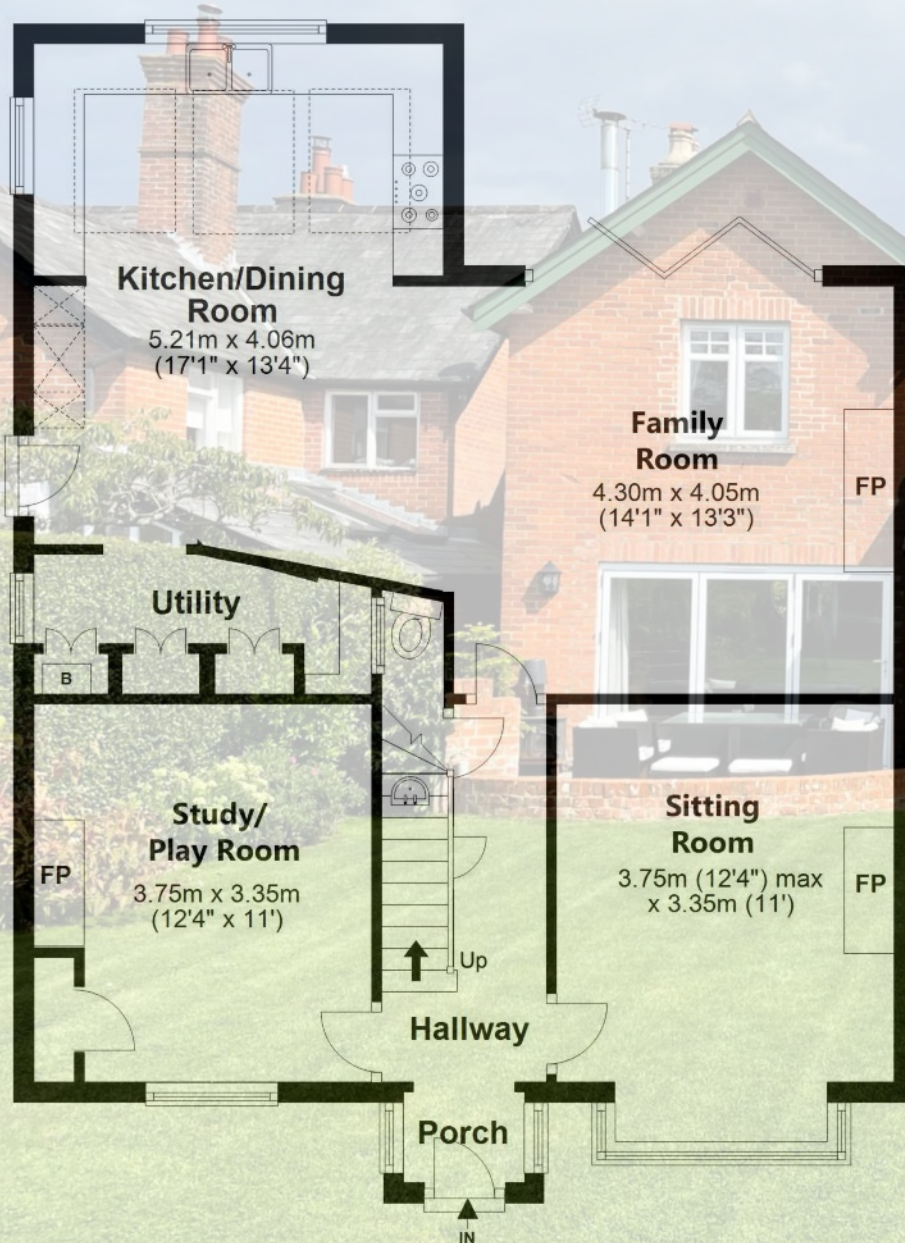
The sitting area is arranged around an attractive large feature fireplace with exposed brick chimney breast with an inset wood burner. Grey slate tiled flooring leads through to the kitchen area which is fitted with elegant modern shaker style units and complimentary quartz work surfaces and upstands. The kitchen is fitted with an extensive range of units with glass fronted display wall units and space for a range cooker and large fridge/ freezer. Integrated appliances include a dishwasher and microwave. A wooden breakfast bar is set at the end of the useful kitchen island. Three large skylights are set into the vaulted ceiling over the kitchen area along with extensive glazing with aspects across the rear garden, affording lots of natural light.

A useful utility room is set off the kitchen providing additional floor to ceiling storage and a door from the kitchen leads out to the side.



Floor Plan

Ground Floor



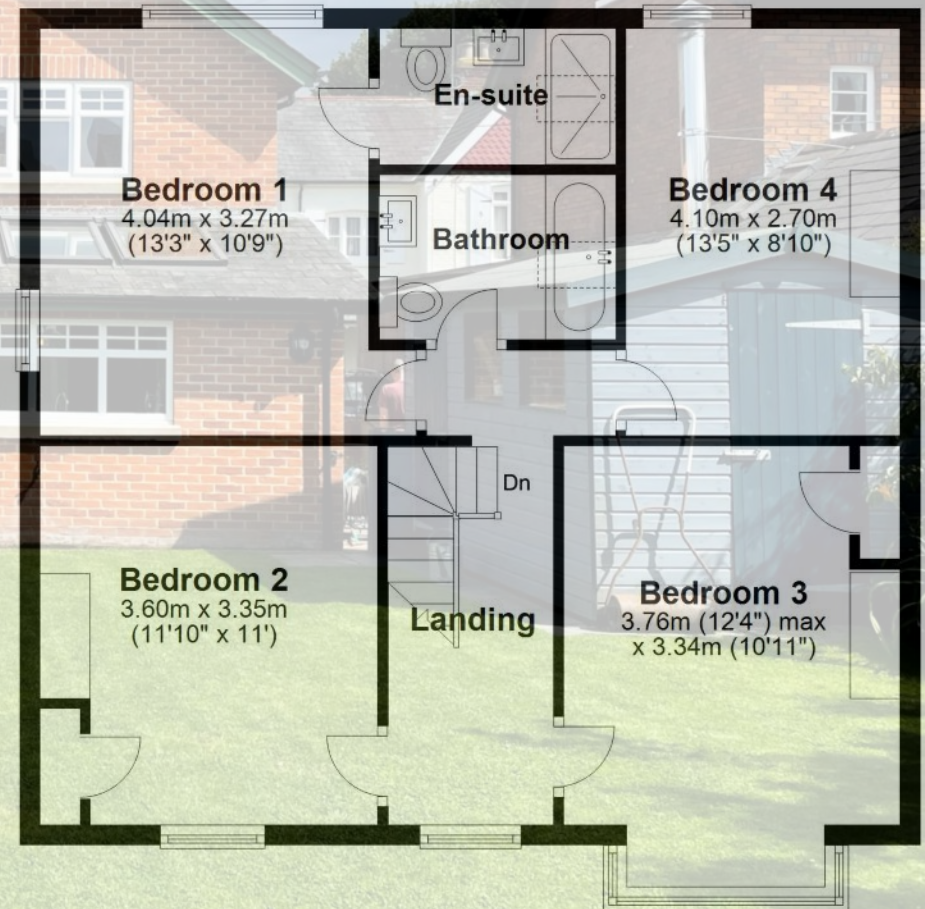
Approx Gross Internal Areas

Ground Floor: 78.7 sqm / 847.1 sqft

First Floor: 67.6 sqm / 727.5 sqft

Total Approx Gross Area: ,146.3 sqm / 1574.6 sqft

First Floor





The Property Continued...

The first floor accommodation offers four double bedrooms, one ensuite and a superb refitted family bathroom finished in period styling. The principal bedroom is set at the rear of the property with dual aspects across the rear garden and benefiting from a stylish ensuite shower room. There are two bedrooms set at the front of the property, both with built in wardrobes, and a further bedroom set to the rear.

Grounds and Gardens

The property is approached via an attractive herringbone paved path with lawned areas set either side and screened with mature hedging to the front and planted borders. A large gravelled area to the front and side provide off street parking for several cars.

A wrought iron gate leads through to the side of the property, a covered storm porch is set over a side door into the kitchen.

The newly laid paved side area provides a private seating area and houses a wood store. The path extends around to the rear of the property and a further terraced area with built in BBQ area, ideal for entertaining, abuts the rear of the property with direct access from the family kitchen.

A low brick wall with a single step leads up to a level lawn. The secure garden is enclosed by lapwood fencing and is planted with a selection of shrubs to the boundaries and benefits from a useful wooden storage shed.

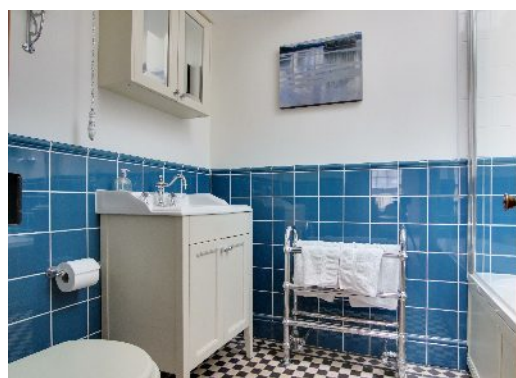
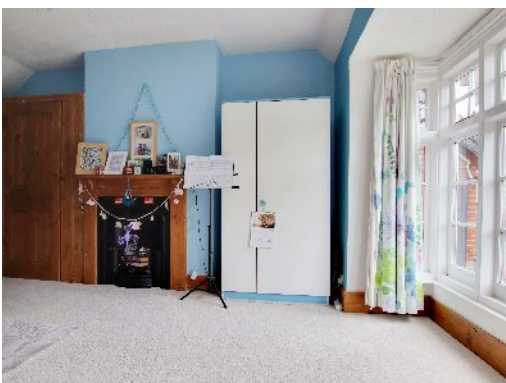
Services

All mains services connected

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: D Current: 65 Potential: 80





Situation

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. There are numerous places to eat out, ranging from popular country inns, such as The Royal Oak at Bank (a hamlet within the parish boundary) to Lime Wood, a country house hotel with a highly regarded restaurant and luxurious spa.

Directions

From our office in Brockenhurst turn left and proceed up Brookley Road, taking the first turning on the left into Grigg Lane. Continue to the end of Grigg Lane and turn left onto the Lyndhurst Road. Continue along the road for approximately three miles until you are about to enter the one-way system at Goose Green. Continue over the road into the one-way system. Move into the left-hand lane and, at the traffic lights turn left onto the A337 signposted Southampton M27. Follow the road for a short distance, take the second right turn into the Empress Road which becomes Pemberton Road, the property is located on the left hand side.

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 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.



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

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