



Sunny Cottage

29 Pemberton Road, Lyndhurst, SO43 7AN

SPENCERS
NEW FOREST





29 PEMBERTON ROAD

LYNDHURST • NEW FOREST

A beautifully presented three-bedroom Victorian Cottage within touching distance of the open forest and Lyndhurst high street.

Offered to the market in immaculate condition and further benefits from an ideal home office in the garden.

£565,000



3



2



1





The Property

A side entrance door leads you into the main hallway laid with wooden flooring throughout. You are met with the stairs leading you to the first floor and access to both the main living room on your right-hand side and kitchen/dining immediately on your left.

The main living room is similarly laid with wooden floor and boasts a feature fireplace and large window at the front with shutter blinds attached and built in storage unit.

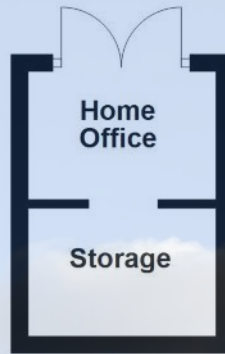
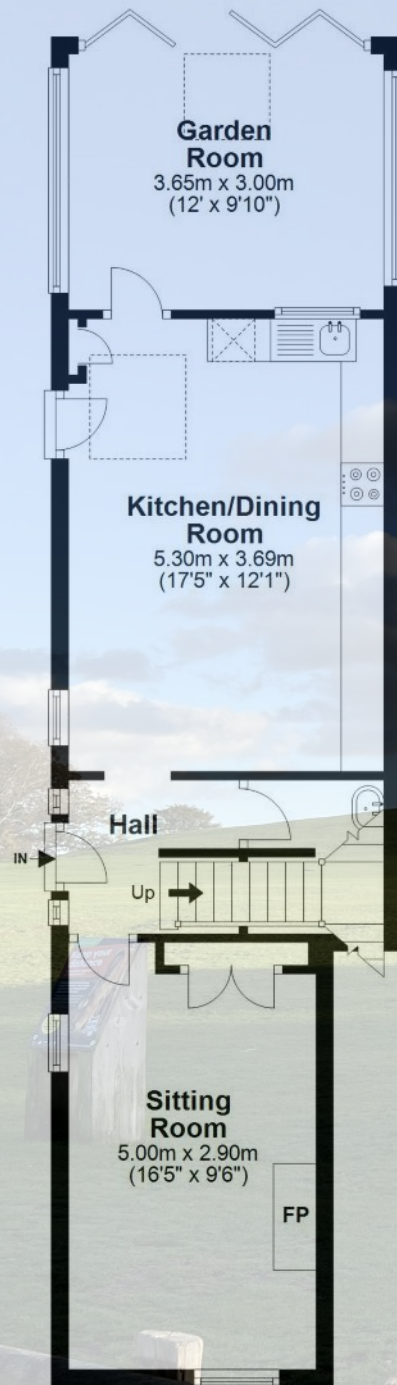
A good size kitchen breakfast room sits the other side of the hallway at the rear of the property, with wooden flooring throughout and a host of both low lying and eye level storage units, integrated appliances and wine cooler.

A door from the kitchen leads you onto a delightful garden room with large vaulted velux window, tiled flooring and bi-fold doors to the garden making this the ideal room for relaxing whilst enjoying views over the garden in any weather.

The stairs from the main hallway lead you to the first floor landing where you will find split level access to the bedrooms. The principal bedroom sits at the front of the property and enjoys double aspect views with built in wardrobes. The two other bedrooms sit more towards the rear of the property. A bright and airy four piece family bathroom sits between the bedroom accommodation offering ample storage and offered in immaculate condition.

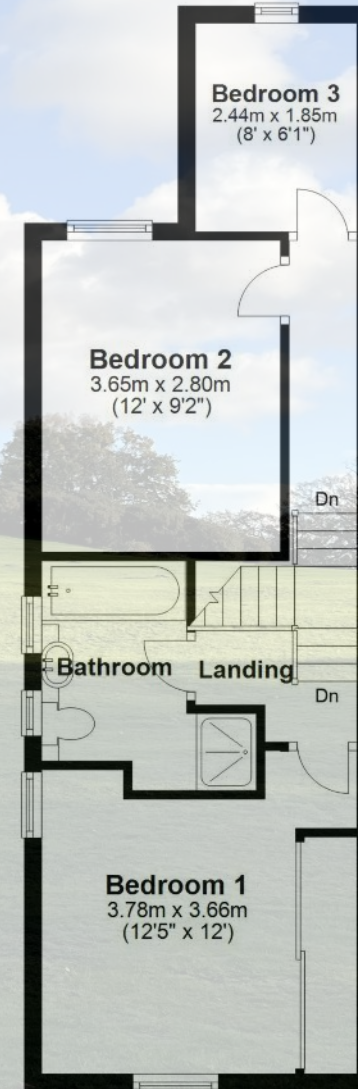


Ground Floor



Floor Plan

First Floor



Approx Gross Internal Areas

House: 89.0 sqm / 958.0 sqft
Outbuilding: 6.8 sqm / 73.2 sqft

Total Approx Gross Area:
95.8 sqm / 1031.2 sqft



Grounds and Gardens

A patio side entrance can lead you past the main entrance to the property through a secure gate into the rear garden which can also be accessed via the bi-fold doors to the garden room of the main house. A small, stepped wall leads you onto a garden which is laid to lawn and bordered by a raised wall with lovely planting and shrubbery. Small steps from the garden lead up to a lovely sitting area to take in the views of the garden.

A patio area sits in front of the home office and just out from the garden room creating an ideal area for Al Fresco dining. The garden is complimented by a separate well built home office room with storage area access via French door and good sized garden shed. A picket fence with gate sit at the front of the property enclosing in a lovely patio area with some stand alone planting.

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.

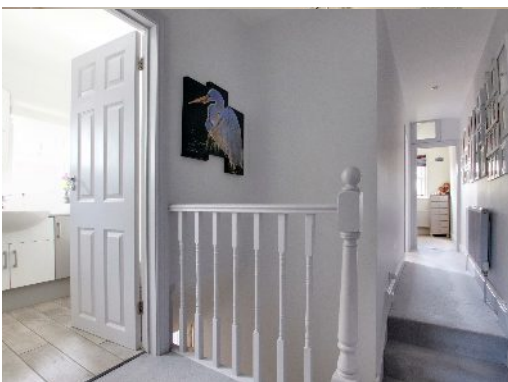
Services

All mains services connected

Tenure: Freehold

Energy Performance Rating: C Current: 70 Potential: 84

Council Tax Band: D





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.





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

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