



1 Alum Green View *Bank, Lyndhurst, SO43 7FD*

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NEW FOREST





1 ALUM GREEN VIEW

BANK • LYNDHURST

A stunning, two-bedroom, semi-detached period cottage situated along a no through lane, in an idyllic and sought after hamlet, with direct forest access.

Offered to the market with the benefits of no onward chain and refurbished to an exacting standard, blending both country life with modern-day necessities.

£675,000



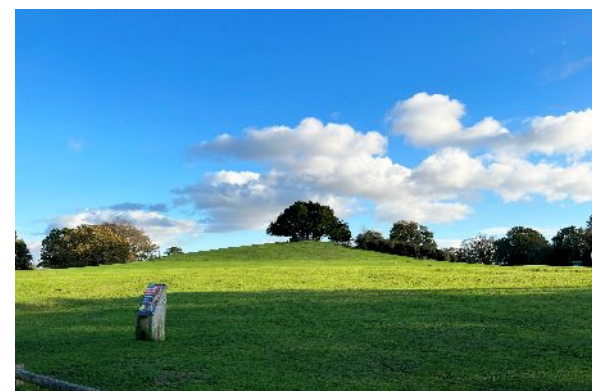
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The Property

To the ground floor, a side door opens into a small entrance lobby from where a door opens to the right side into the main living spaces and a stairwell ascends to the first floor.

The sitting room is located to the front of the house and benefits from a wood burning stove set into a chimney recess, floating shelves within the alcove space and a front aspect window looking out to the open forest.

The stunning, double aspect kitchen/dining room is formed from part of the original house and a further extension to the rear and offers a fantastic open plan space in keeping with a modern-day lifestyle. The beautifully designed kitchen is fitted with a modern range of fitted units, worksurfaces with tiled backsplash and built-in appliances including an oven, dishwasher, fridge/freezer and a ceramic hob with extractor unit over.

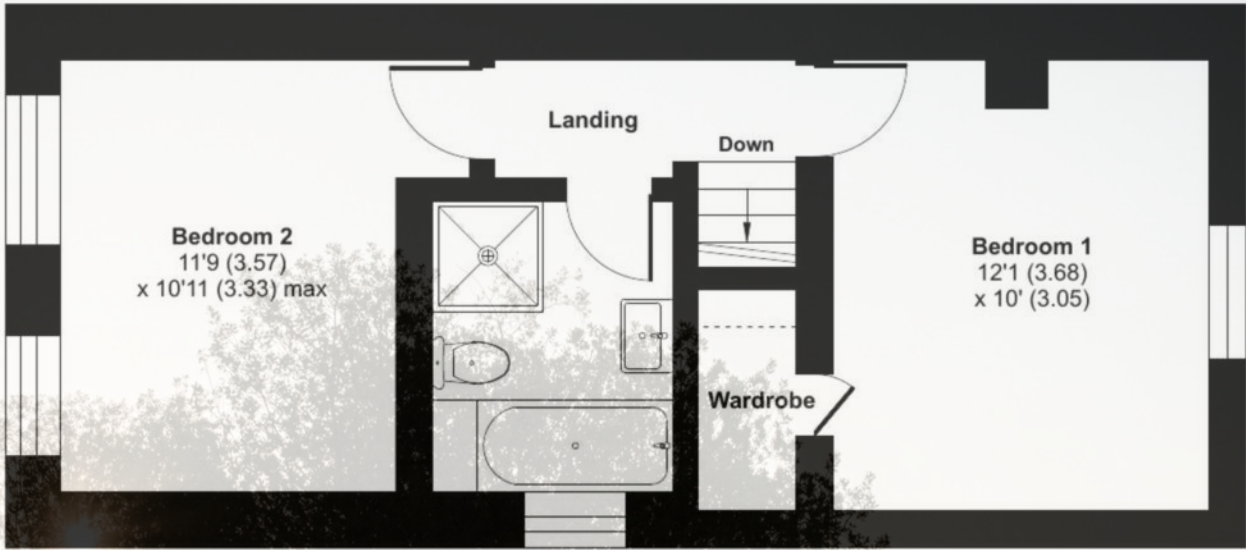
A lovely, bright and airy dining area sits within the extended section of the kitchen and offers the ideal entertaining space with bifold doors leading to the patio area and garden. From the main hallway, is a useful utility room. A modern cloakroom with wash basin and WC completes the ground floor layout.

To the first floor, a landing area links to the main bedroom to the front which benefits from a built-in wardrobe and elevated views across the open forest. The guest bedroom is located to the rear of the cottage and enjoys elevated views across the garden. Both bedrooms are served by a stunning four-piece family bathroom.

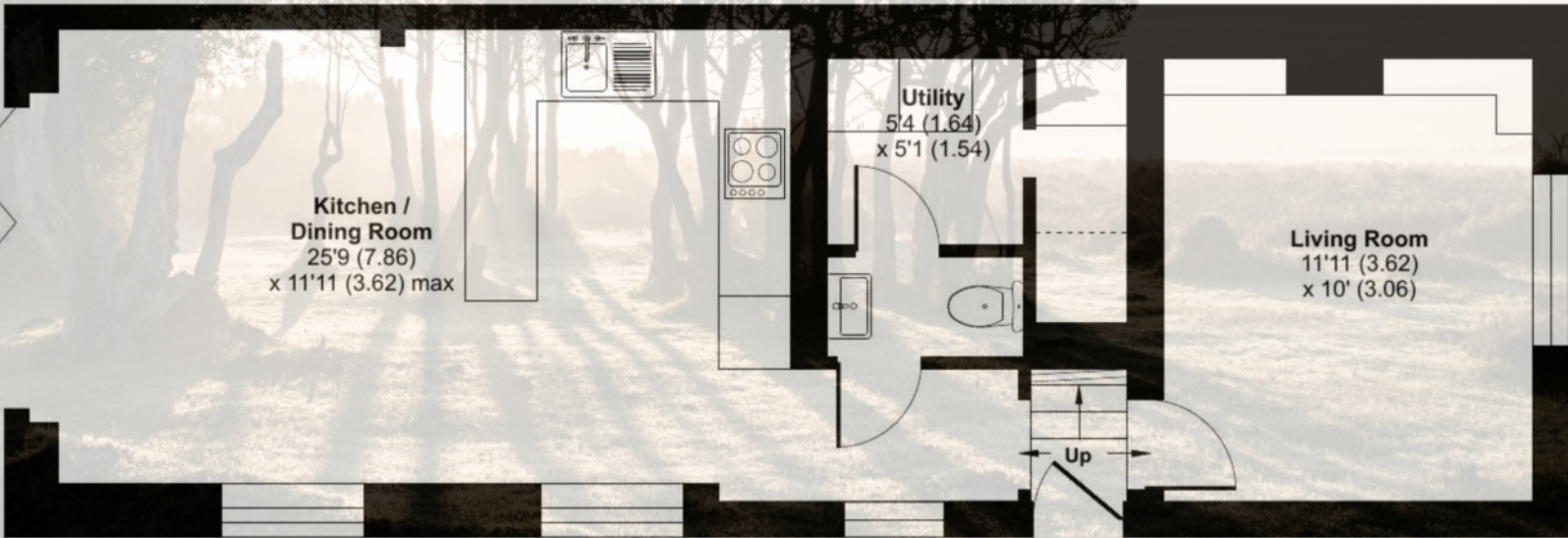


Approximate Area = 858 sq ft / 79.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Spencers of the New Forest Ltd. REF: 1162017



Grounds & Gardens

The front of the property is accessed via a black metal picket fence with brick wall giving side access to the rear garden.

Located to the rear of the cottage through the bifold doors is a delightful, low maintenance patio area with brick surround, ideal for alfresco dining. A lovely walk-through section of the garden with overhanging trees including a white wisteria and hedging, planting and log store gives access to a good sized lawned area which wraps around to the end giving you a larger than average south easterly garden.

Agents Note

The garden shed is shared with the neighbouring property with separate doors and a dividing wall.

Additional Information

Tenure: Freehold

Mains electric, water and drainage

Oil fired central heating

Energy Performance Rating: D Current: 59 Potential: 82

Council Tax Band: Currently exempt as holiday let. Was previously band E.

Conservation Area: Lyndhurst, Bank & Emery Down

Ultrafast Fibre broadband installed on 19th March 2024





Directions

Leave Brockenhurst heading north towards Lyndhurst on the A337. After approximately 3.5 miles bear left at Goose Green T junction following the road signposted to Bournemouth/A35. At the T junction turn left onto the A35 and proceed for approximately three quarters of a mile before taking the first turning on the left, signposted to Bank. Follow the road along bearing right in front of the pub and follow the road down where the property can be found on your left hand side.

The Situation

This pretty country cottage is set in the idyllic and highly sought after hamlet of Bank which has a popular local pub and a friendly community. Bank is 1.5 miles south west of the village of Lyndhurst, the renowned as the capital of the New Forest. Situated on the open forest, the hamlet boasts a number of attractive dwellings, both large and small, many affording fine open views over the surrounding farmland and forest. The highly regarded Oak Inn pub is a short walk away and the nearby village of Brockenhurst (approximately 5 miles south) has a mainline rail connection to London Waterloo (journey time approximately 90 minutes). The Georgian market town of Lymington, renowned for its Saturday "Charter Market", river, marinas and yacht clubs is situated approximately 9 miles to the south. The M27 (4 miles) to the north of the hamlet provides easy access across the forest to serve Bournemouth, Southampton and the M3 motorway network to London.

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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