



2 Woodlands Cottages

Pikes Hill, Lyndhurst, SO43 7BA

SPENCERS
NEW FOREST



The Property

An ideally located three bedroom semi detached character home on arguably one of Lyndhurst's most popular roads off Pikes Hill.

On the ground floor you enter into a characterful, bright and airy front living room with log burner set within a feature fireplace. Leading from the living room is the kitchen/breakfast room with views across the rear garden, laid with terracotta tiled flooring and carpet, integrated units are set at both low level and eye level units and an electric hob completes the kitchen.

From the kitchen a door leads into the garden room which offers versatile space with a further study room at the rear and downstairs W/C.

Stairs from the main sitting room lead up to the first floor where two double bedrooms are situated along with a good sized family bathroom.

Further stairs lead up to the top floor where there is a double bedroom/loft room with exposed beams. The property would now benefit from some modernisation and is offered to the market with no onward chain.

OIEO £375,000





Grounds & Gardens

The house is situated on an elevated site with steps leading up to the main and side entrance. An entrance porch sits at the front of the house along with a small front garden which is surrounded by shrubs and planting.

Around the side of the property is another entrance into the garden room where a small patio is laid, ideal for outside eating and further steps lead to a lower garden area with shed, which is similarly bordered by planting and shrubs. The grounds are predominantly fenced with a small section of the rear garden having a brick wall outline.

Services

Tenure: Freehold

Energy Performance Rating: E Current: 46 Potential: 81

Council Tax Band: D

Services: Mains gas, electric, water and drainage

Property Construction: Standard construction

Flood Risk: Very low

Superfast broadband with speeds of up to 41 Mbps is available at the property (Ofcom).

Parking: On street parking only.

Agents Note: The property is a probate sale so the seller has limited information. Buyer to make their own enquiries. Probate has been granted.

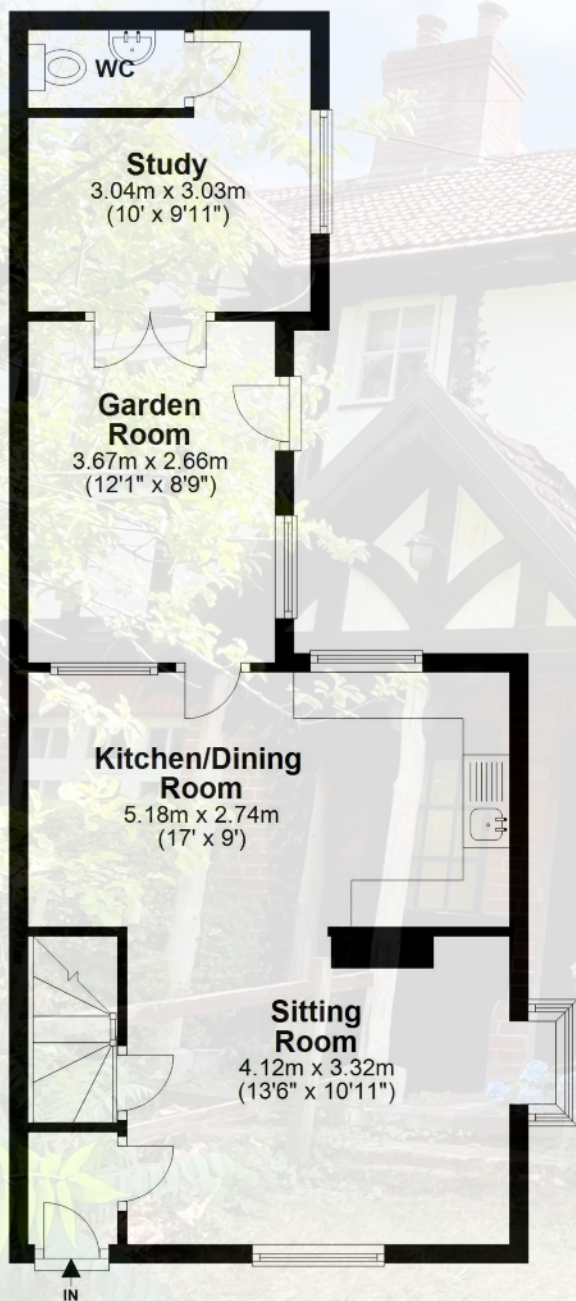


Directions

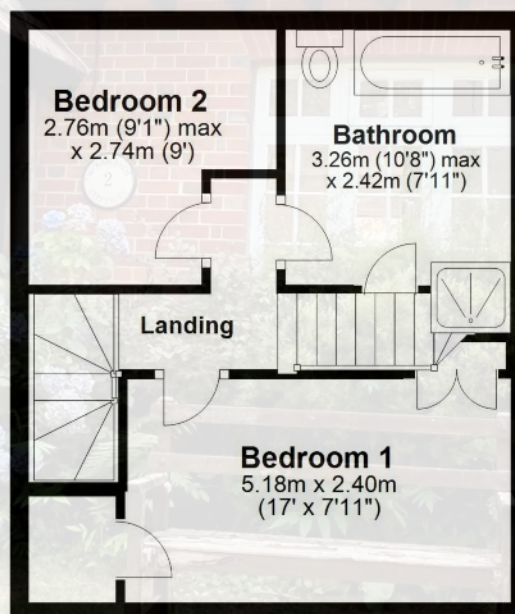
From our office in Brockenhurst turn left and proceed up Brookley Road, taking the first turning on the left into Grigg Lane. Continue to the end of Grigg Lane and turn left onto the Lyndhurst Road. Continue along the road for approximately three miles until you are about to enter the one way system 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 before turning left onto Pikes Hill. Proceed up Pikes Hill, passing the pub on your left, before turning into Pikes Hill Avenue. Follow the road round and the property and turn left into the cul-de-sac. Follow the loop round and the property is the last one on the left.

FLOOR PLAN

Ground Floor



First Floor



Approximate Gross Internal Area

107.5 sqm / 1157.0 sqft

Second Floor





Situation

Pikes Hill Avenue is renowned as one of Lyndhurst's most prestigious addresses, being located in the very heart of New Forest National Park, just a short distance from the open forest. Lyndhurst High Street (0.7 miles) offers a diverse range of general and specialist shops, together with a popular primary school, historic church and visitor centre.

The neighbouring village of Brockenhurst offers additional facilities and a mainline rail connection to London/Waterloo (approximately 90 minutes). For the yachtsman, the Georgian market town of Lymington (10 miles) offers a range of sailing facilities and access to the open waters of the Solent, whilst the historic and much famed village of Beaulieu is only 7 miles away.

The M27 (Junction 1) at nearby Cadnam affords easy access to both Bournemouth, Southampton, Salisbury and the M3 Motorway network.



Points of Interest

Waterloo Arms	0.2 Miles
Lyndhurst Surgery	0.8 Miles
New Forest Inn	0.9 Miles
The Swan Inn	1.1 Miles
The New Forest Small School	1.4 Miles
Saint Michael and All Angels Infant School	2.0 Miles
The Oak Inn	2.6 Miles
Ashurst New Forest Station	3.3 Miles

Viewings

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.



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

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