



60 The Meadows *Lyndhurst, SO43 7EL*

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NEW FOREST





A superb four-bedroom link detached house offered to the market in immaculate condition and offering over 1,350 sqft of living space and further benefitting from off street parking. Situated in the heart of the New Forest and within touching distance of Lyndhurst High Street.

The Property

You enter the property through a brick built covered porch through the main door into a welcoming hallway with stairs leading to the first floor. From the hallway you are immediately met with a useful study which is carpeted throughout and has a lovely bay window and an interconnecting back through to the kitchen.

Back from the hallway an internal door opens up into the spacious sitting room that spans over 24ft in length giving a fantastic element of versatility to the room. An opening at the end of the sitting room leads you into a further bright and airy dining room with views over the garden and two Velux windows giving plenty of natural light.

The dining room benefits from a set of French doors leading out onto the garden. Back from the sitting room a door takes you through to a well-proportioned kitchen with both eye level and low-level storage units with tiled flooring throughout and spot lighting.

The kitchen boasts integrated appliances such as dishwasher, microwave, double oven and induction hob sat within worksurface. The kitchen has a half opening within the wall that opens up into the dining room and equally benefits from a single door out onto the garden.

£599,950



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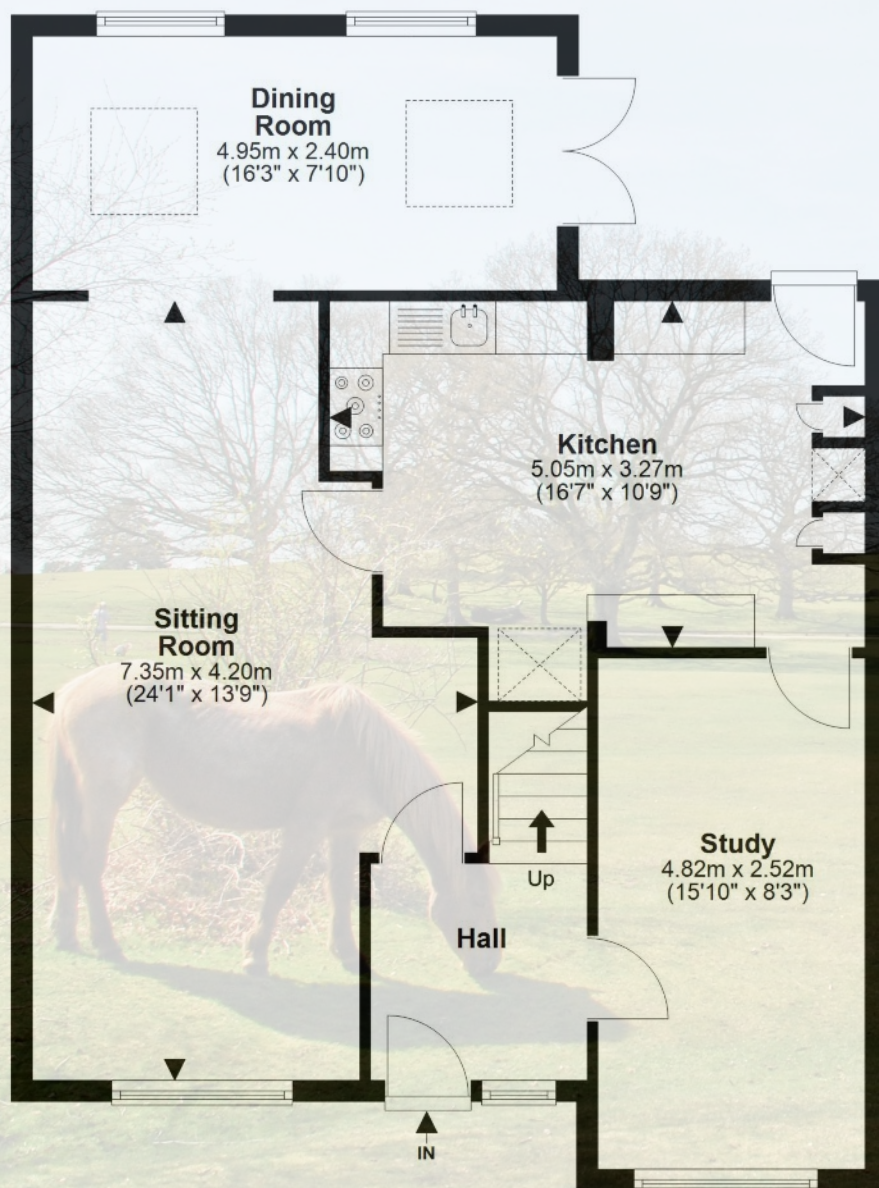
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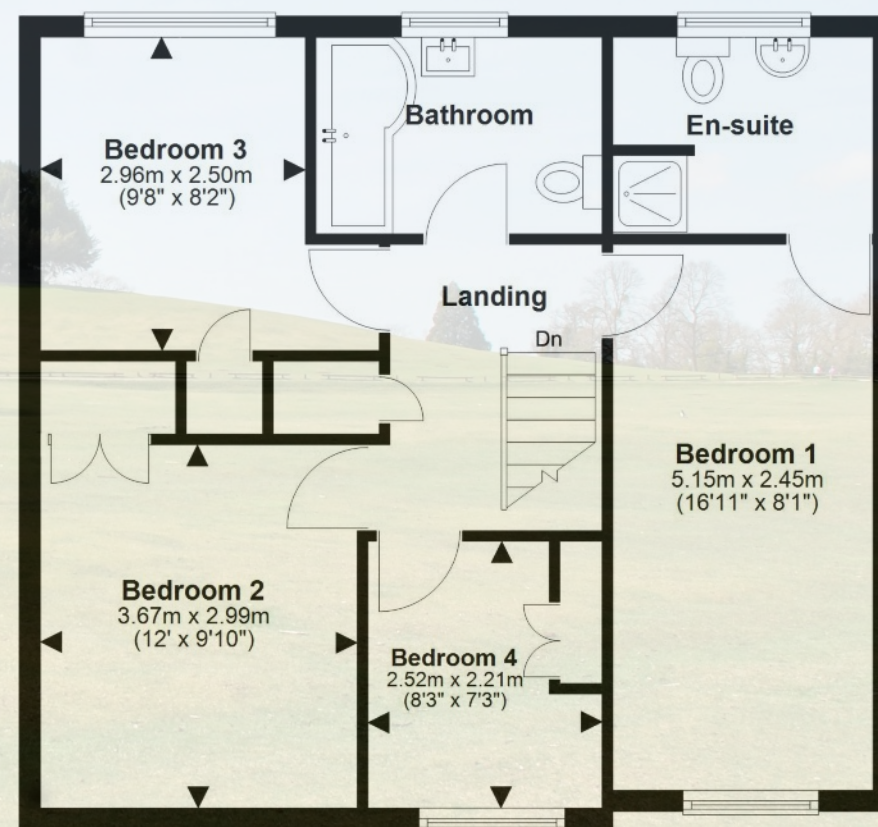
Floor Plan

Ground Floor



Approx Gross Internal Area
128.8 sqm / 1386.8 sqft

First Floor





The Property Continued

Stairs from the hallway lead to the first-floor landing where all bedroom accommodation can be found.

Three double bedrooms are all fitted with in-built wardrobes and are serviced by a good-sized three-piece family bathroom with overhang shower.

The principal bedroom sits at the end of the house and stretches the length of the property with the added benefit of a en-suite shower room.

Grounds & Gardens

The property sits centrally within its plot giving you off street parking at the front for a few cars. The driveway is a hard standing brick laid driveway that lead you immediately to your front door and also to the gated side access via stepping stones.



The garden has been professionally landscaped to a high specification and has Astroturf for easy maintenance with a large sandstone patio area sweeping around the side to the rear of the garden to capture the best of the sun and offering an array of seating areas. The garden is flanked by fence surrounds with side gated entrance and benefits further by storage shed.

Directions

Leave Brockenhurst heading north towards Lyndhurst on the A337. After approximately 3 miles continue straight across the Goose Green 'T' junction following the A337 and across the junction over to Shrubbs Hill Road, follow this road around and on the right hand side is the turning into 'The Meadows' – once in the cul de sac follow the road around to the end and the property is found at the end on the right hand side.





The Situation

The property is tucked away in a popular cul-de-sac location within easy reach of Lyndhurst High Street. Lyndhurst offers a diverse range of general and specialist shops, together with a popular infant 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). The M27 (Junction 1) at nearby Cadnam affords easy access to both Bournemouth, Southampton, Salisbury and the M3 Motorway network.

Services

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: C Current: 72 Potential: 81

Services: Mains gas, electric, water and drainage

Heating: Gas Central Heating

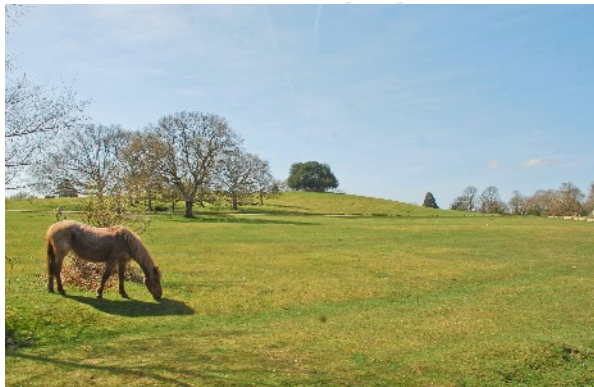
Property Construction: Standard Construction

Flood Risk: Very Low

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property.

Superfast broadband with speeds of up to 32 Mbps is available at the property (Ofcom).

Mobile Coverage: No known issues, buyer to check with their provider for further clarity.



The Local Area

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 show-room.

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.

Important Notice

Spencers Property 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.



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