



FELLS GULLIVER  
ESTATE AGENTS

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[www.fellsgulliver.com](http://www.fellsgulliver.com)

# 1 Foxlease Cottages, Clay Hill, Lyndhurst SO43 7DE

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Guide Price £525,000

- Character cottage
- Forest access
- No chain
- Rare opportunity
- Scope for renovation
- Outskirts of village
- Viewing essential
- Expansive plot





3



1



2

A superb opportunity to acquire a semi detached house with direct access to the Forest in need of renovation. Foxlease Cottage is situated in a Forest glade with just two other properties on the outskirts of Lyndhurst.

The accommodation extends to some 1700 sq feet and is arranged over two floors. The property is in need of a scheme of renovation and may be suitable for extension subject to the relevant consents.



On the ground floor is a good sized sitting room with a delightful built in bureau, separate dining room and a kitchen family room, a utility/boot room with downstairs bathroom complete the ground floor. Upstairs are three well proportioned double bedrooms with a further box room/storage.



The gardens are a delight and extend to approximately 0.25 of an acre. The majority of which is laid to lawn and offers a good degree of seclusion. A pretty courtyard garden is at the front of the cottage and two car parking spaces to the side. There is the ability to create more parking subject to the relevant consents.







Lyndhurst is the capital of The New Forest. The pretty High Street offers an eclectic range of boutiques, eateries, and public houses with a local library, village hall, and visitors centre. Lyndhurst also has a doctor's and dentist practice and is a short stroll from the open Forest.



### Agents Note

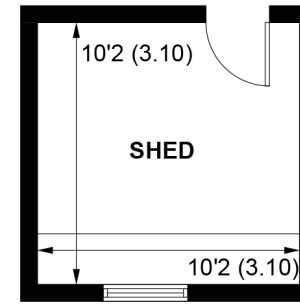
We are delighted to have been instructed by a local charity to sell these three super properties.

The properties are available as individual units or could be purchased 'lock stock'. We believe that they offer a wonderful opportunity and will appeal to a wide range of purchasers, including owner occupiers, investors and second home owners.

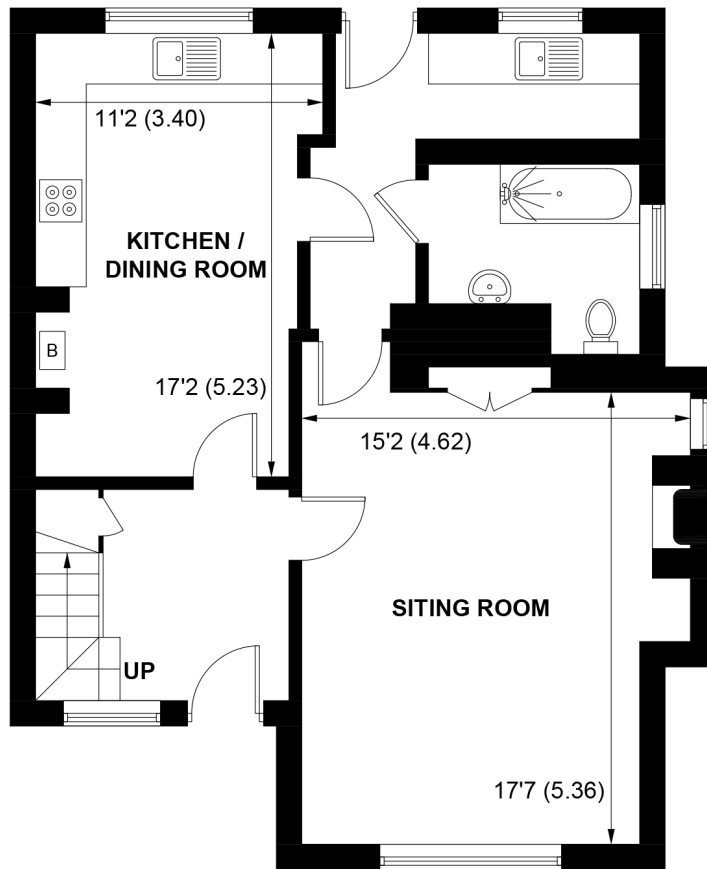
We recommend a detailed inspection to appreciate this wonderful opportunity.



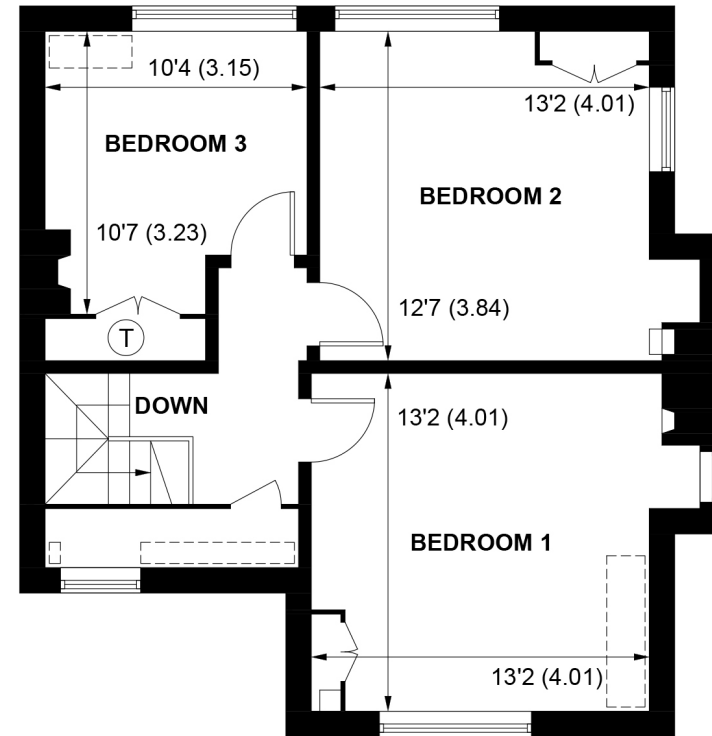
 = REDUCED HEADROOM BELOW 1.5M / 5'0



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1284 SQ FT / 119.3 SQ M**

**OUTBUILDING = 103 SQ FT / 9.6 SQ M**

**TOTAL = 1387 SQ FT / 128.9 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©**

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