



End Cottage

Silver Street, Emery Down, Lyndhurst, SO43 7DX

SPENCERS
NEW FOREST





Nestled in a picturesque setting, this delightful detached three-bedroom thatched cottage offers a charming retreat

The Property

Upon entering through the brick-built porch, you're greeted by the spacious front sitting room adorned with captivating feature beams. A focal point of the room is the inset log burner, set against a decorative brick-built wall.

Flowing seamlessly from the sitting room is the bright and airy shaker-style kitchen, boasting low-lying storage units beneath a luxurious granite work surface. Equipped with a freestanding 'Rangemaster' cooker, a butler-style sink, fridge/freezer, integral dishwasher and a delightful breakfast bar area, this kitchen is both functional and inviting. Adjacent to the kitchen, there is a separate utility room and a convenient shower room.

At the rear of the property awaits a cozy dining room/living room, leading to a charming conservatory with tiled flooring. Through the French doors of the conservatory, you're treated to stunning, elevated views of the garden and the distant landscape.

A staircase located in the main sitting room leads to the first-floor landing, which grants access to all three spacious double bedrooms, two of which grace the front of the house, flanking the three-piece bathroom, while the principal bedroom at the rear boasts ample built-in storage and offers spacious accommodation, showcasing the breathtaking views that define this home.

£995,000



3



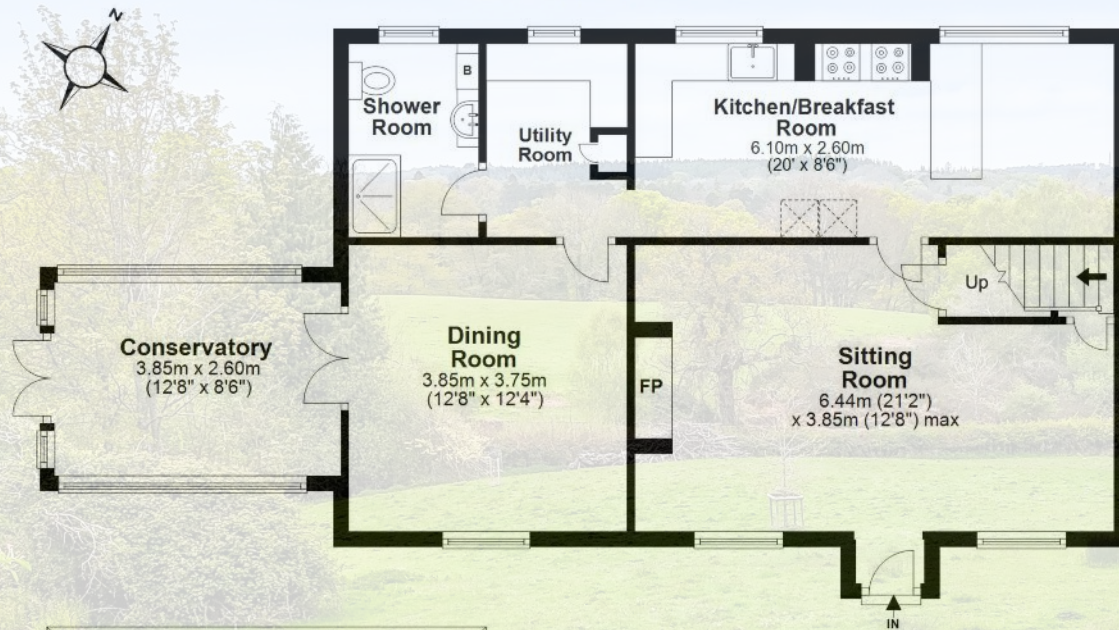
3



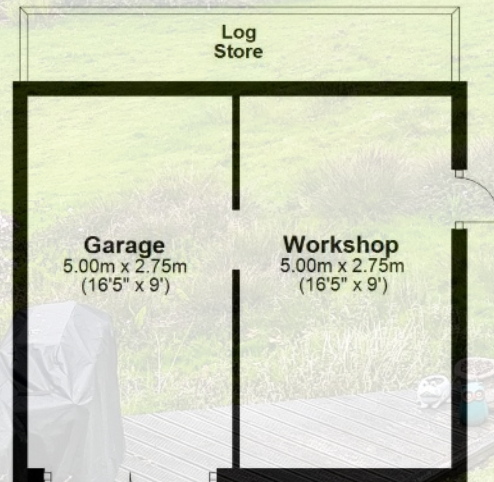
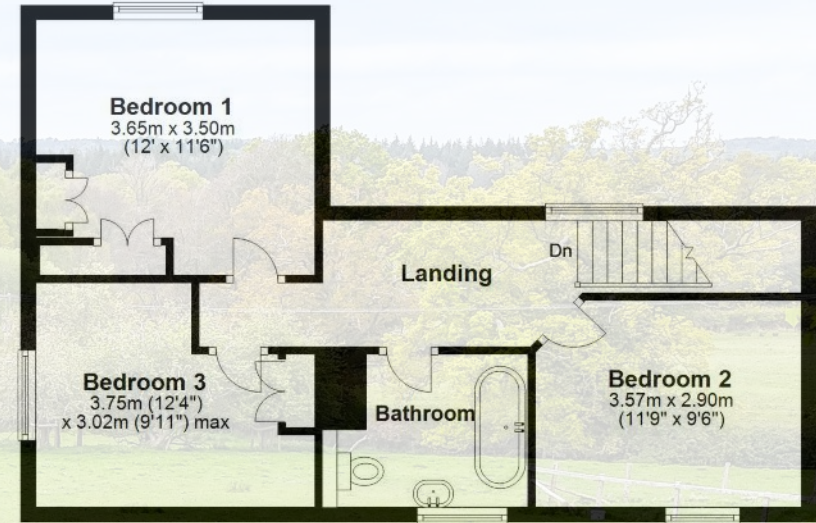
2

FLOOR PLAN

Ground Floor



First Floor



Approx Gross Internal Areas

House: 128.1 sqm / 1378.9 sqft
Garage & Workshop: 28.0 sqm / 301.8 sqft

**Total Approx Gross Area:
156.1 sqm / 1680.7 sqft**



With breathtaking views to the rear and convenient access to scenic walks leading into Lyndhurst, it promises a serene lifestyle

Grounds & Gardens

Passing through the picket fence, a quaint gravel path leads to the main porch door, bordered by a charming row of small hedges and plants. A garden area at the front of the property provides a serene buffer between the house and the track, featuring a raised seating area.

Flowing around to the side, the garden descends to the main grassed area, where a delightful patio wraps around the conservatory, offering an idyllic spot for alfresco dining. Enjoy the beauty of the New Forest landscape from this enchanting vantage point.

Additionally, a small gravel area encircles the house, providing access to both sides of the property.

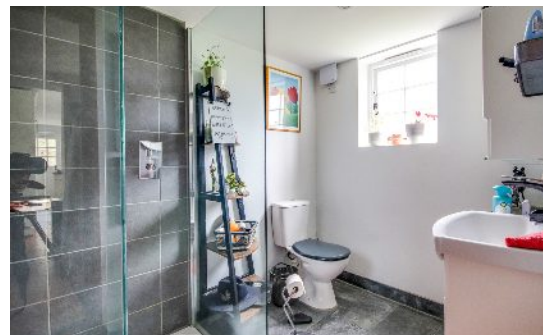
Services

Energy Performance Rating: C

Council Tax Band: E

Tenure: Freehold

All mains services connected





Situated in the ever popular village of Emery Down which has an historic Church and renowned Public House

The Situation

End Cottage is located along a pretty, no-through lane, leading through to the open forest, on the edge of the village of Lyndhurst. The village of Brockenhurst (about 4 miles south) has a mainline rail connection to London Waterloo (journey time 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) is some 3 miles north of the property, connecting through to the M3 for access to Bournemouth, Southampton and London.

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

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 or 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.



The Local Area

It feels a privilege to live in the New Forest. This is a stunning, semi-wild landscape of more than 220 square miles of heathland and woodland where deer, ponies, donkeys and cattle wander freely. It is scattered with picture postcard perfect villages vibrant market towns and hidden hamlets. The variety of properties ranges from old hunting lodges and thatched cottages to equestrian estates and contemporary coastal homes with sea views. In terms of lifestyle, the New Forest provides a natural playground for walkers, runners, cyclists, riders and watersports enthusiasts. It has miles of footpaths, cycle routes and bridleways, and its coastline includes Lymington, the sailing 'capital' of the UK with marinas and sailing clubs.

Directions

Leave Brockenhurst heading north towards Lyndhurst on the A337. After approximately 3 miles bear left at Goose Green T junction onto Chapel Lane/A35 and proceed to the end of the lane before turning left onto the A35, Bournemouth Road. After approximately 200 metres, turn right by Swan Green. Cross over the cattle grid and just after reaching the crest of the hill, turn right into Silver Street. The property can then be found at the very end of the lane.

Points Of Interest

New Forest Inn	0.2 Miles
The Swan Inn	0.2 Miles
Lime Wood House Hotel	1.8 Miles
Saint Michael and All Angels Infant School	0.6 Miles
Lyndhurst Surgery	0.6 Miles
Ashurst Railway Station	3.0 Miles



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

The Cross, Burley, Hampshire, BH24 4AB
T: 01425 404 088 E: burley@spencersproperty.co.uk

www.spencersproperty.co.uk