



Bluebell Cottage

18 Queens Road, Lyndhurst, SO43 7BR



SPENCERS









*A charming, red brick, end of terrace cottage set in a prime location within a short walk of Lyndhurst High Street and the open forest*

## The Property

A solid wood front door set under an open porch opens into a beautifully appointed, double aspect sitting room with character fireplace with feature wood burning stove, wooden floors and sash windows looking out to the front and side aspects.

The adjoining dining room offers a secondary lovely reception room with a window to the side aspect, an ornamental fireplace and wooden flooring.

The double aspect kitchen is set at the back of the cottage and is fitted with a stylish range of modern units and built-in appliances including oven, gas hob with an extractor unit over and integrated washer/dryer, dishwasher and separate under-counter fridge and freezer. The kitchen features slate flooring and double doors opening out onto the rear terrace and garden.

The ground floor layout is completed by a good size, fully tiled shower room fitted with a modern suite comprising a shower cubicle with glass screen, vanity wash basin with built-in storage, wc and heated towel rail.

Stairs from the dining room lead up to a small landing area, set either side of which are two double bedrooms. Both bedrooms feature ornate character fireplaces, with elevated views from one to the front and the other to the rear, across the garden.

Currently used as a successful holiday cottage, the property is available with no onward chain and scope to purchase it as a going concern with current fixtures and fittings, subject to negotiation.

**£450,000**



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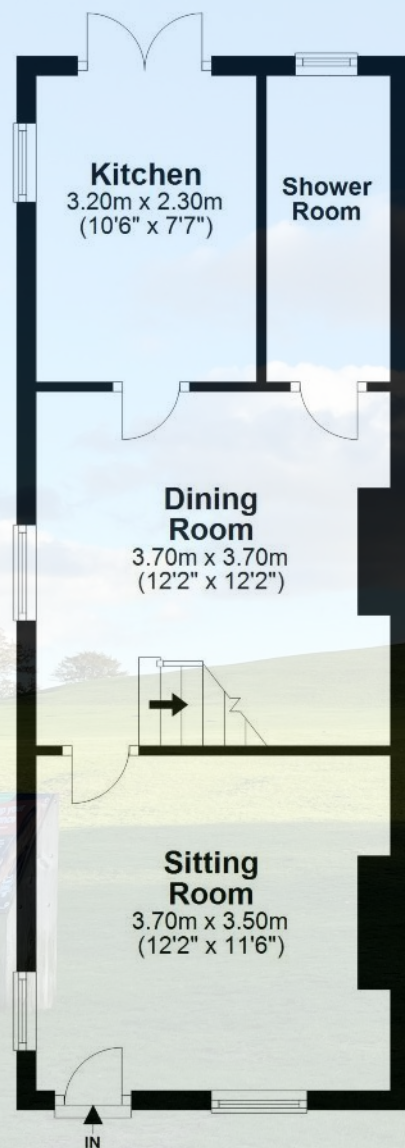


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## FLOOR PLAN

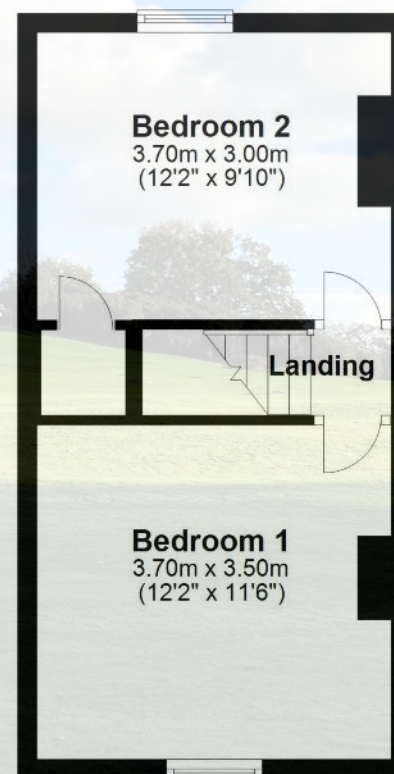
### Ground Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



### First Floor

Approx. 28.1 sq. metres (302.6 sq. feet)



Total area: approx. 67.3 sq. metres (724.8 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest  
Plan produced using PlanUp.





## Additional Information

Tenure: Freehold  
Council Tax Band: D, but currently registered as a holiday let.  
Energy Performance Rating: C Current: 72 Potential: 88

Services: Mains electric, gas, water and drainage  
Heating: Gas central heating  
Parking: On street parking

Flood Risk: Very low  
Conservation Area: Lyndhurst  
Property construction: Standard construction

Broadband: FFTP - Fibre to the property directly  
Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).  
Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.







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*The property has been finished to a high standard throughout and benefits from a lovely rear garden*

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## Grounds & Gardens

To the front aspect of the cottage is a low maintenance gravel garden with pretty picket fence surrounds and a pathway leading up to the front door. There is also a side gate giving direct access to the rear garden.

Adjoining the rear of the cottage and accessed from the kitchen is a superb paved terrace which extends across the back of the property. A pathway then leads to the rear of the plot for access to the summer house and a shed.

The rear garden has been landscaped and features areas of gravel, set either side of a pathway and beautifully planted borders.

## Property Video

Point your camera at the QR code below to view our professionally produced video.







## Situation

Queens Road is a highly sought after location on the edge of the village of Lyndhurst and within a short walk of the open forest. The town of Lyndhurst 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.

## Directions

From Lyndhurst, proceed down the High Street onto the A35 Southampton Road, passing Bolton's Bench on your right and La Pergola restaurant on your left. Follow the road for a short distance and take the first left hand turning into Queens Road.

## 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 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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