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# Green Acre, 31 Wellands Road, Lyndhurst, SO43 7AB

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£525,000

- Four-bedroom end-of-terrace house situated in the centre of the village
- Open plan lounge dining room with oak herringbone flooring and open fireplace
- Kitchen with useful utility room and separate cloakroom
- A quiet residential road only a minute's walk from Lyndhurst High Street
- Large outbuilding/barn with fantastic potential for 'habitable accommodation' with garage space – pre-application completed
- Off-road parking for five/six vehicles
- Lovely low maintenance garden with a separate secret garden
- Family bathroom and Ensuite shower room





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This delightful four bedroom character house, dating back to 1884, is situated on a popular residential street in central Lyndhurst, just a short distance from the villages fantastic amenities.

Accommodation is over three floors with a wonderful open plan lounge dining room, kitchen and utility room on the ground floor, the main principal bedroom, family bathroom and a single bedroom on the first floor, and two spacious double bedrooms on the second floor, one of which is served by a recently fitted ensuite shower room.



A recently fitted composite door opens into a porch with a further composite door opening into the main living space.

The open-plan lounge dining room is a spacious room which is complemented by oak herringbone flooring, neutral décor, an open feature fireplace and bespoke fitted wooden shutters. The lounge area flows nicely through into the dining space which caters for a large dining table and chairs. Stairs rise to the first floor and a door leads through into the kitchen.

The kitchen benefits from a range of white wall and base-level units with plenty of worktop space, a fitted breakfast bar, gas hob and fan-assisted oven. A recently fitted composite door leads out into the garden, and a further internal door opens into the small utility room.

The utility room provides space and plumbing for a washing machine, fridge/freezer and houses the combination boiler. A door leads into the useful downstairs WC.

The landing is a light and airy space with a window providing lots of natural light. Doors leads into bedrooms one, and four and the main family bathroom. Stairs lead up to the second floor bedrooms.

The principal bedroom located at the front of the house is generous in size and has a feature fireplace and a range of large freestanding wardrobes which are included within the sale.

Across the hallway is bedroom four which is a single room with a built-in bed and useful recessed desk area, ideal for anyone who works from home or needs to study. The first floor is completed by the three-piece family bathroom.







A small landing area provides access to the loft space and access to bedrooms two and three.

Bedroom Two is at the back of the house and enjoys a nice view over the rear garden. This room is a comfortable double and has the added addition of an ensuite shower.

Directly across the landing at the front is bedroom three, again, a double room with rooftop views.


Externally, the rear garden has been designed with low maintenance in mind with the majority laid with stones and an array of raised beds providing flower and shrubbery beds, a rose-covered arch and various seating areas make this a lovely space to unwind and enjoy the sun. A gate to the rear of the outbuilding leads through to a further 'secret garden' which is partly laid to lawn and was recently home to some chickens.

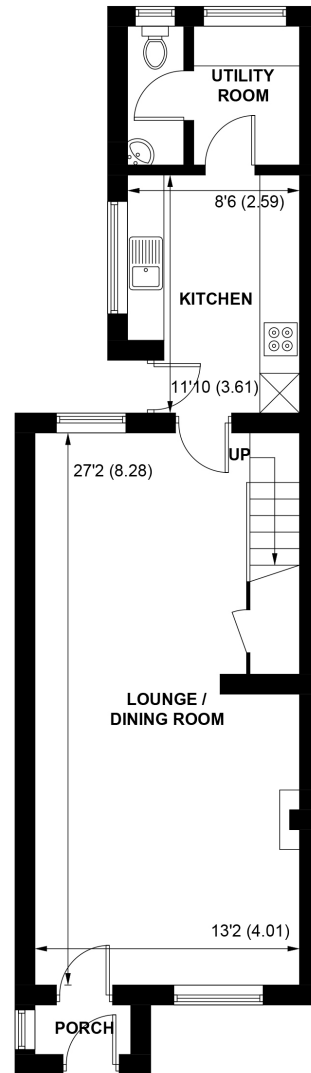
The driveway provides off-road parking comfortable for four vehicles at the front with further parking available and access to the barn/outbuilding behind double wooden gates.

The barn/outbuilding dates back to when the house was built in 1884 and offers a great amount of storage, workshop and garage space. The current owners have completed a pre-application with NFNP for a 'habitable accommodation' replacement building. Further details are available upon request.

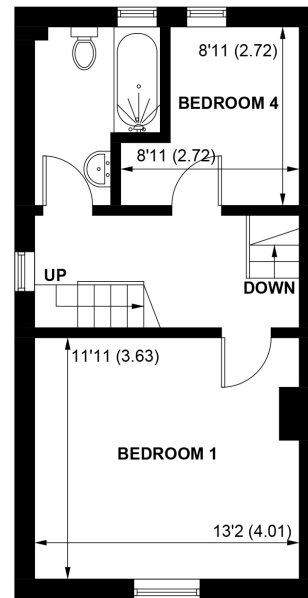




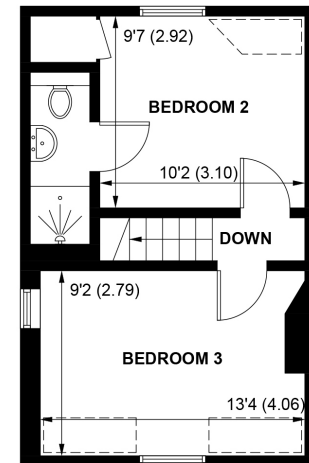
 = Reduced headroom below 1.5m / 5'0



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1194 SQ FT / 110.9 SQ M**

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