



6 Queens Road

*Lyndhurst, SO43 7BR*



SPENCERS









# 6 QUEENS ROAD

## LYNDHURST • NEW FOREST

*A classic period Victorian residence set in a prime location on this highly sought after road, within a short walk of Lyndhurst High Street and the open forest.*

*The property offers a wealth of period features and is immaculately presented, having undergone a programme of refurbishment by the current vendors, offering accommodation across three floors, off road parking and private rear garden.*

£725,000



3



2



1





## The Property

Accessed via a composite door to the side elevation, an entrance hall leads into a bright sitting room with dual aspect windows including french doors and original wrought-iron fireplace with stone hearth. Across the hall from here is a dining room with wood burner set into a fireplace with moldings and tiled hearth, there is a useful under-stair cupboard, french doors to the side elevation, window to the rear and wooden flooring.

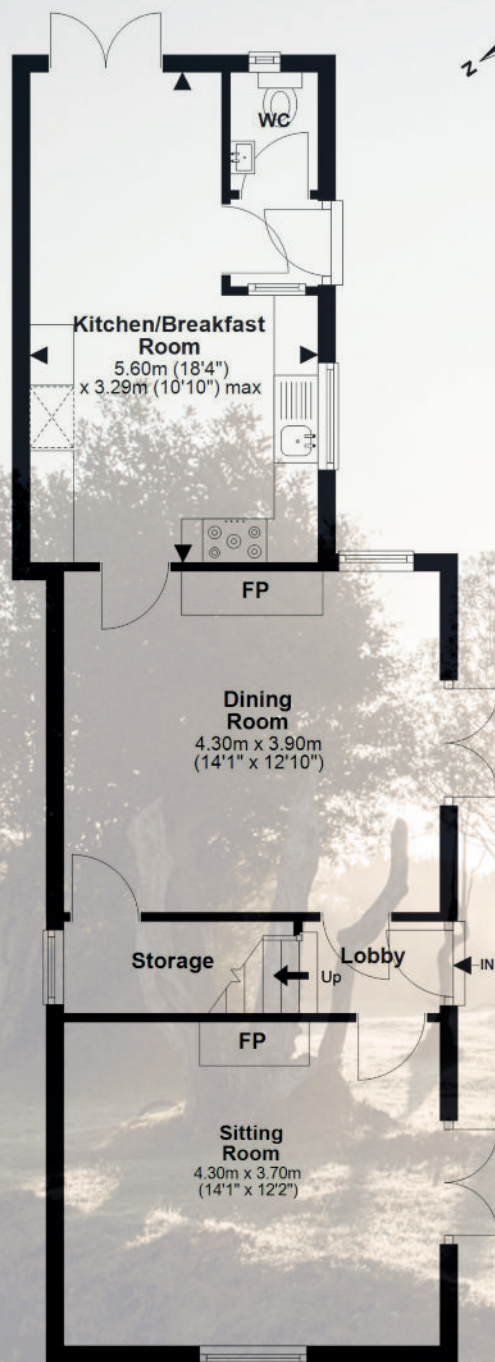
The kitchen is fitted with modern low-level cupboards and open shelving, integral dishwasher, Rangemaster five ring gas hob with extractor hood over, space for a fridge freezer and washing machine, wooden worktops, tiled splash backs, ceramic sink, window to side and patio doors to rear with dining area. There is a half-glazed door to the side, next to a separate w/c with hand wash basin and radiator.

To the first floor, the principal bedroom with stripped floorboards, original feature fireplace and dual aspect windows is set to the front. Bedroom two has floor to ceiling built-in wardrobes, shelving units, dual aspect windows and another fireplace. There is a separate w/c with hand wash basin and window to side elevation.

To the upper floor bedroom three has a window to the front and a radiator. A generous family bathroom has a roll-top claw-foot bath tub, large sink with vanity unit under, double-sized walk-in shower, heated towel rail and rear aspect windows.



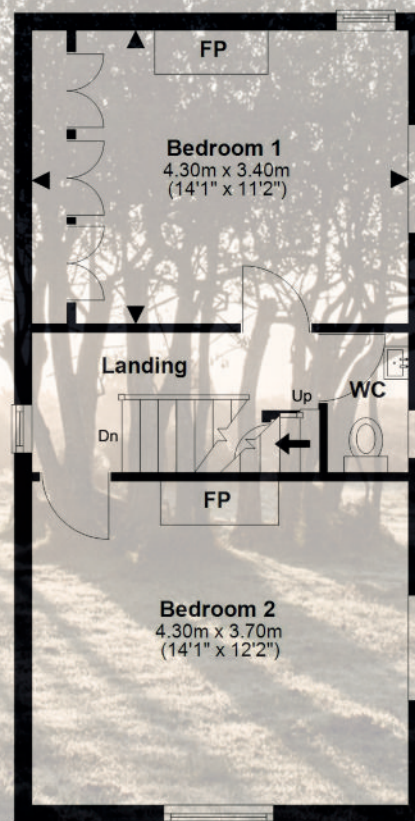
## Ground Floor



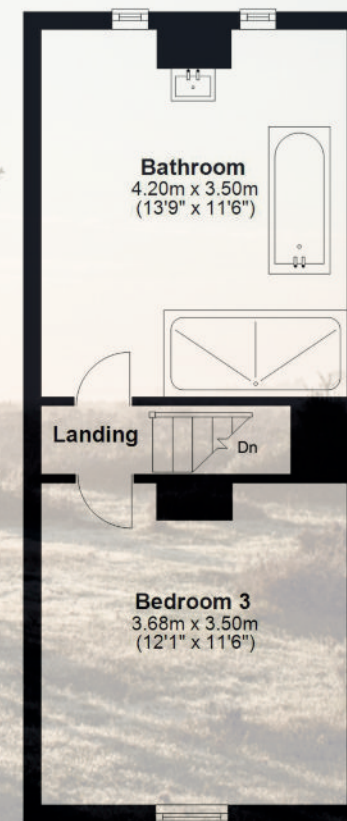
## Floor Plan

Approx Gross Internal Area  
126.0 sqm / 1356.7 sqft

## First Floor



## Second Floor







## Grounds & Gardens

At the front of the property there is gravelled off-street parking for at least one vehicle. To the rear is a secure, enclosed garden laid to lawn and patio with some composite decking, two sheds and raised flower beds.

## 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. The property can then be found after a short distance on your right hand side.



## 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 village of Lyndhurst offers a diverse range of general and specialist shops, together with a popular primary school, historic church and visitor centre. The property is situated between Brockenhurst and Ashurst, both of which are on the London mainline railway.



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.





## Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: E Current: 53 Potential: 77

Services: Mains gas, electricity, water and drainage

Heating: Gas Central Heating

Property Construction: Standard construction

Conservation Area: Lyndhurst

Flood Risk: Very Low

Broadband: Satellite Broadband

Current supplier: Sky

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

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

## 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.





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

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