



24 Princes Crescent

Lyndhurst, SO43 7BS

SPENCERS
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LYNDHURST • NEWFOREST

An extremely desirable five bedroom, three storey, semi-detached family home set in a prime position on one of Lyndhurst's most desirable roads, close to the open forest and the High Street.

The property is presented to a high standard including a kitchen from Neptune, with accommodation in excess of 2000 sqft set over three floors and a newly built garage to the front with ample off street parking.

Offers In Excess Of £795,000



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The Property

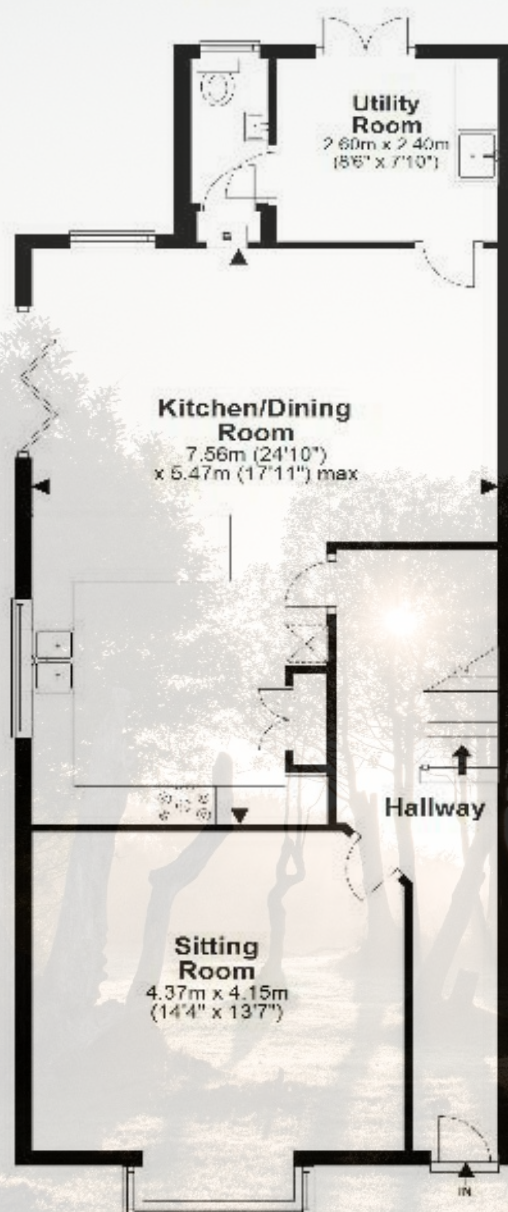
Believed to have been built in 1900, the property has been enlarged and undergone an extensive programme of sympathetic improvements in recent times, whilst retaining many of the original character features. A covered porch with a partly glazed front door opens into the hall with oak flooring throughout and original pine doors leading to all the principal ground floor accommodation. The beautifully appointed sitting room features attractive coving and large bay window overlooking the south facing front garden.

The stunning kitchen/dining room has been enlarged and refurbished to provide a perfect space for family living and entertaining. The kitchen area is comprehensively fitted with a stylish range of 'Neptune' wall and base level cupboards with built-in larder unit, polished quartz worksurfaces, a breakfast bar, oak flooring and a range cooker with extractor unit over and double Belfast sink. There is also further space available for an American style fridge/freezer and a dishwasher. From the kitchen, aluminium bi-fold doors open onto an outdoor terrace and rear garden. Set off the kitchen/dining room is a separate utility area with built in cupboards and space for a washing machine and tumble dryer. From here, a door leads to the cloakroom and double doors lead out to the attractive rear garden.

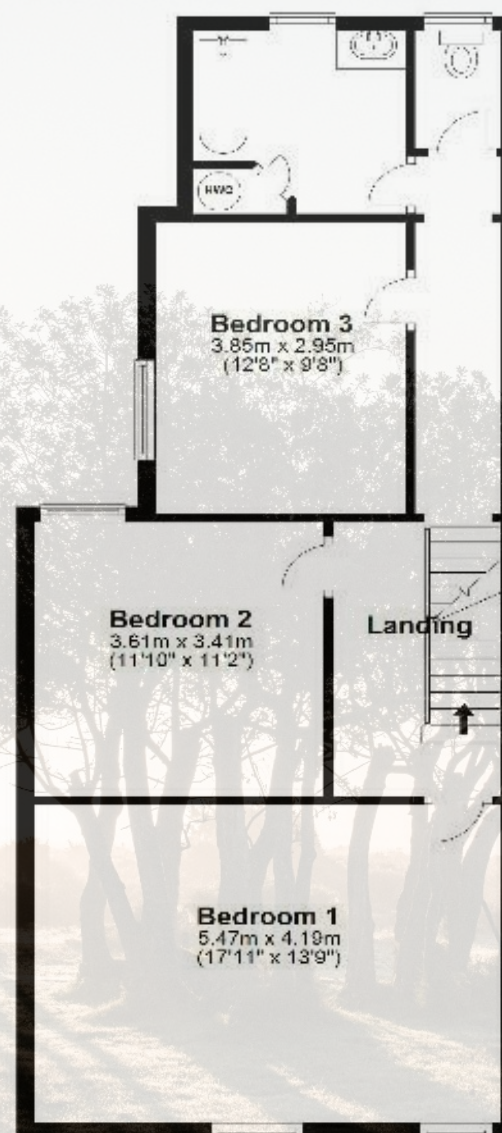


Approx Gross Internal Area:
191.6 sqm / 2062.4 sqft

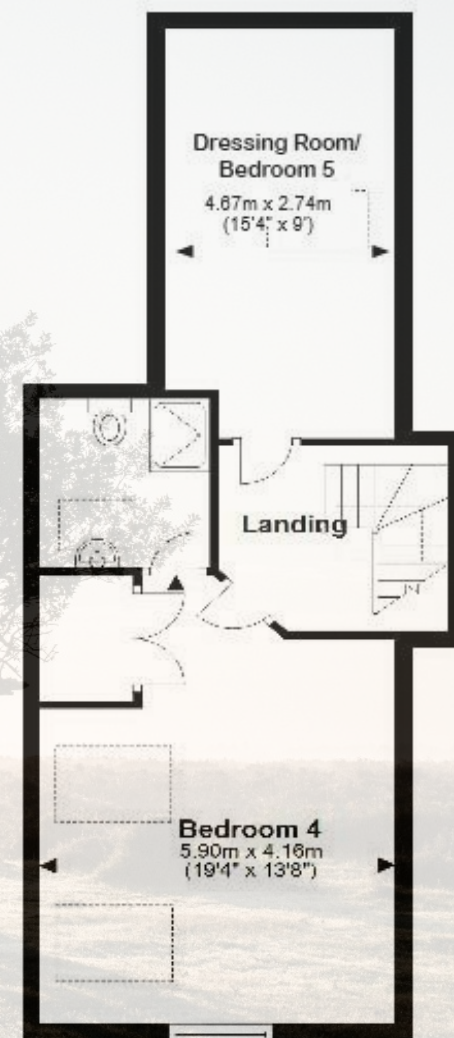
Ground Floor



First Floor



Second Floor





The Property Continued...

From the hallway, a stairwell ascends to the first floor part galleried landing with doors leading to the bedroom and bathroom accommodation. The principal bedroom is a light and spacious room with two large windows overlooking the front aspect. There are two further double bedrooms to this level, as well as a separate w/c and family bathroom with roll-top bath, overhead shower and pedestal wash hand basin. The useful airing cupboard provides ample space for linen.

A turning flight of stairs ascend to the second floor landing area providing access to bedroom four with en-suite shower room on one side and a separate dressing area/bedroom five to the other. This bedroom features a window overlooking the front aspect, as well as two Velux roof windows.

Grounds & Gardens

The property is approached via a long, block paved driveway providing ample off road parking for several vehicles and access to a newly built single garage due for completion May 2025. Adjoining the driveway is an area of lawn garden flanked by planted borders and a timber fence boundary.

An area of lawn garden with planted borders extends down the side of the house and links to a delightful 'Mediterranean' style garden to the rear, featuring a low brick wall and inlaid flower beds surrounding the dining area. The boundaries to the property are defined by a variety of mature borders, shrubs and trees.



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 second left hand turning into Princes Crescent. The property can then be found towards the head of the apex on the right hand side.



Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: D Current:58 D Potential: 83 B

Property Construction: Standard Construction, brick built

Services: Mains gas, electric, water and drainage

Conservation Area: Lyndhurst

Superfast broadband with speeds of up to 55 Mbps is available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider

Situation

Princes Crescent is a highly sought after location, conveniently located within approximately 300 yards of the open forest and is a quarter of a mile of Lyndhurst High

Street. The village 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). Located in this quiet backwater, 24 Princes Crescent is situated within a short walk of the open New Forest.

The M27 (Junction 1) at nearby Cadnam affords easy access to both Bournemouth, Southampton, Salisbury and the M3 Motorway network.

Important Notice

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 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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