



22 Romsey Road

Lyndhurst, SO43 7AA

SPENCERS
NEW FOREST





A generously proportioned three/four bedroom house, occupying a prominent position within Lyndhurst village. Benefiting from off-road parking and a private garden, the property would make a superb home or alternatively could be utilised as a holiday let or converted back to two apartments.

The Property

This deceptively spacious house offers flexible living accommodation across two floors. The current owners have undertaken a programme of re-furbishment to include installation of acoustic windows to the front and new off street parking. The property now offers further scope for development and renovation.

The current layout offers three reception rooms, three double bedrooms and two bathrooms, with the potential of the second reception room being utilised as a study, snug or fourth bedroom.

The living room is situated to the front of the property with a large bay window, allowing plenty of light. A further reception room set at the back of the property is currently used as a family room but could also be used as a fourth bedroom. The kitchen/diner is situated to the rear of the property with views over the private gardens and offers a range of wall and base units, integral oven, electric hob and space and plumbing for additional appliances.

Three generous double bedrooms are set on the first floor along with a family bathroom comprising a bath and shower cubicle.

A further bathroom is situated on the ground floor.

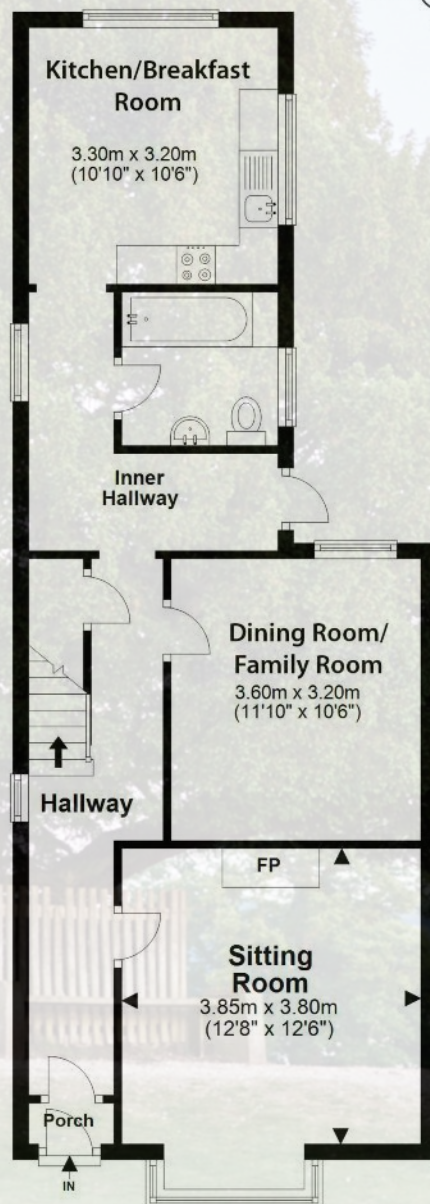
£475,000



FLOOR PLAN

Ground Floor

Approx. 60.3 sq. metres (648.9 sq. feet)



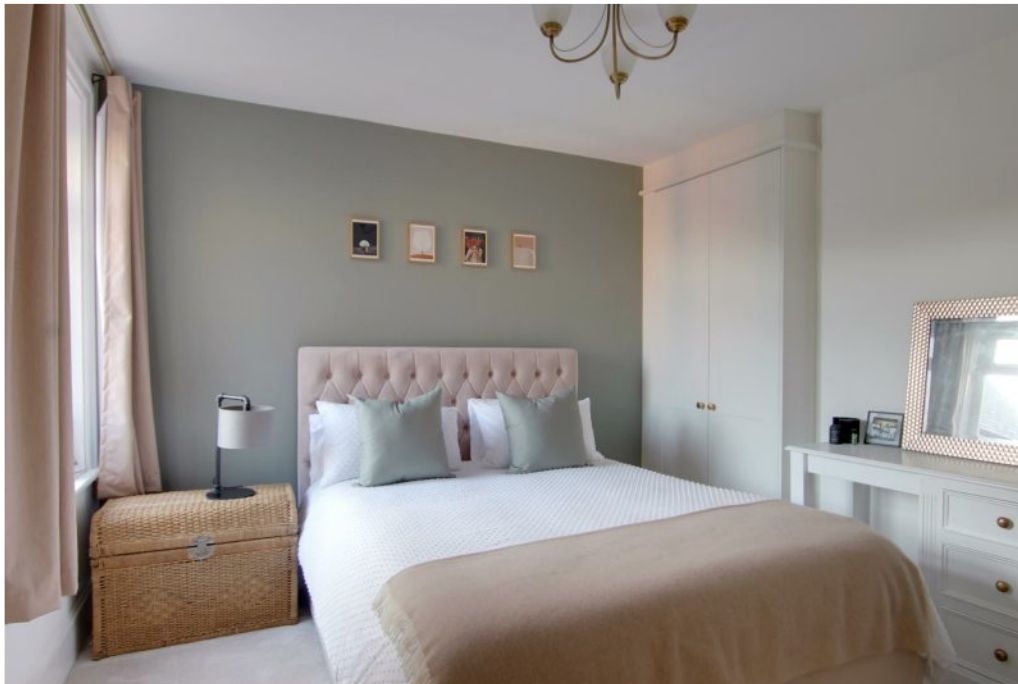
First Floor

Approx. 60.1 sq. metres (646.7 sq. feet)



Total area: approx. 120.4 sq. metres (1295.6 sq. feet)

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





Grounds and Gardens

To the front of the property there is off road parking for one vehicle, with side access to the rear garden. The private rear garden offers an area of shingled patio, ideal for alfresco-dining, and the remainder of the garden is laid to lawn.

Directions

From our office in Brockenhurst turn left and proceed up Brookley Road, taking the first turning on the left into Grigg Lane. Continue to the end of Grigg Lane and turn left onto the Lyndhurst Road. Continue along the road for approximately three miles until you are about to enter the one way system at Goose Green. Continue over the road into the one way system. Move into the left hand lane and, at the traffic lights turn left onto the A337 signposted Southampton M27. Follow the road for a short distance and the property can be found on the right hand side before the turning into Queen's Parade.

Services

Energy Performance Rating: C Current: 71 Potential: 83

Council Tax Band: E

Tenure: Freehold

Services: All mains services connected

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.



This beautiful town in the heart of the New Forest has everything you could want for family life in the Forest

The Local Area

Lyndhurst has been known as the capital of The New Forest since William the Conqueror established it as a royal hunting ground in 1079, with Kings and Queens staying at the Royal Manor throughout the centuries. Lyndhurst is also home to the Forestry Commission and the Verderers' Court (Verderers are the guardians of the forest's rights and therefore protectors of the forest landscape).

The delightful High Street offers an eclectic mix of boutique shops and everyday stores including an old-fashioned sweet shop and awardwinning butchers, as well as an art gallery, a vintage interiors shop and a Ferrari and Maserati showroom.

There are numerous places to eat out, ranging from popular country inns, such as The Royal Oak at Bank (a hamlet within the parish boundary) to Lime Wood, a country house hotel with a highly regarded restaurant and luxurious spa. Property is equally varied, from traditional terraced cottages to large country houses. Lyndhurst also appeals to commuters as there are links to major road networks at Ashurst and Cadnam as well as mainline stations at Ashurst and Brockenhurst.



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

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com