



6 Lanesbridge Close

Woodlands, SO40 7GG

SPENCERS
NEW FOREST





6 LANESBRIDGE CLOSE

WOODLANDS • NEW FOREST

A semi-detached three-bedroom home which has been recently extended and refurbished to an extremely high standard by the current owners, situated at the end of a quiet cul-de-sac.

This spacious home has off-road parking, summerhouse, and a large than average enclosed rear garden. Nestled in the heart of the New Forest in Woodlands with excellent amenities and schooling close by.

£525,000



3



2



1





The Property

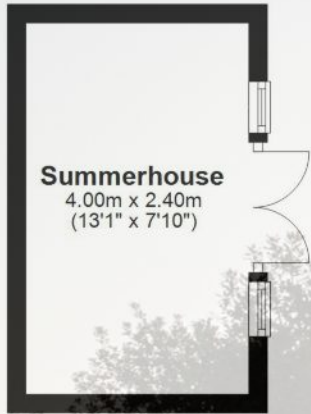
A covered storm porch provides access into a welcoming front reception room with stone flooring, giving access to all downstairs accommodation and equally stairs to the first floor. Sliding doors separate the living which stretches the length of the house giving double aspect views, herringbone flooring and inset log burner within a brick-built fireplace.

The extended kitchen continues with stone flooring from the hallway with a well-placed and spacious dining area with decorative feature fireplace which then leads into the shaker kitchen area at the end of the room with a variety of low-lying units sat under wooden worksurface which allows for breakfast bar and chairs at the end. The kitchen area sits beautifully under a lantern glass roof allowing for an abundance of natural light throughout with further French doors leading onto the garden.



Floor Plan

Ground Floor

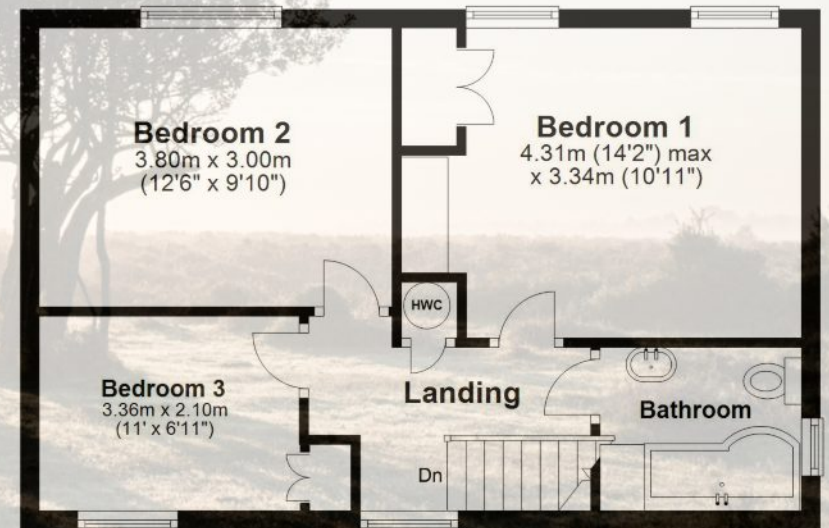
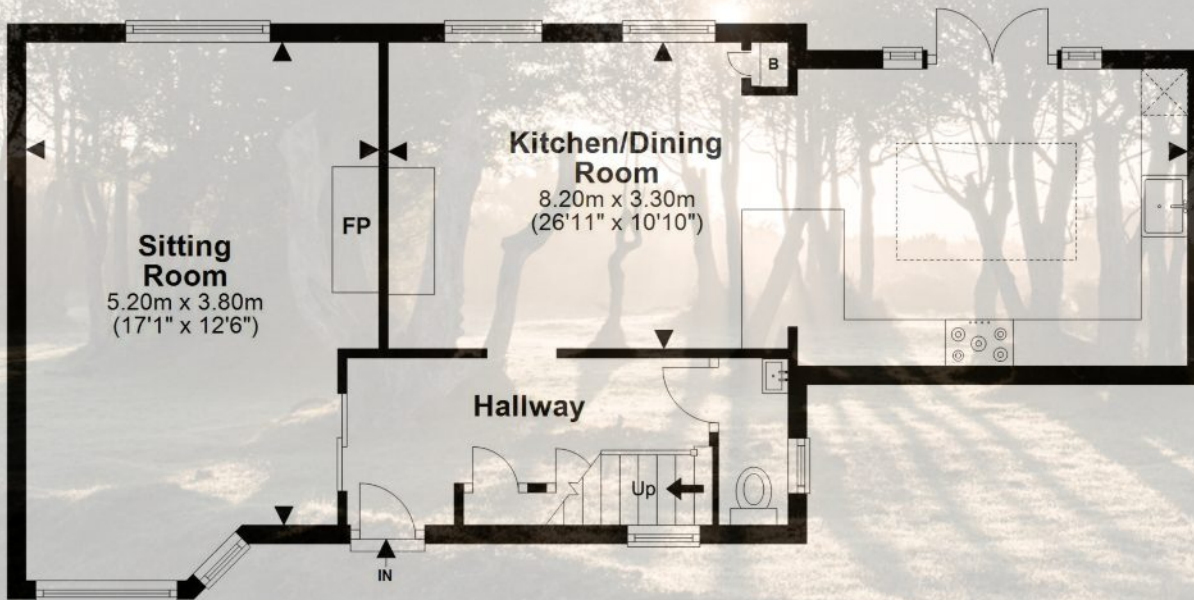


Approx Gross Internal Areas

House: 100.3 sqm / 1079.3 sqft
Summerhouse: 9.6 sqm / 103.7 sqft

Total Approx Gross Area:
109.9 sqm / 1183.0 sqft

First Floor





The Property Continued...

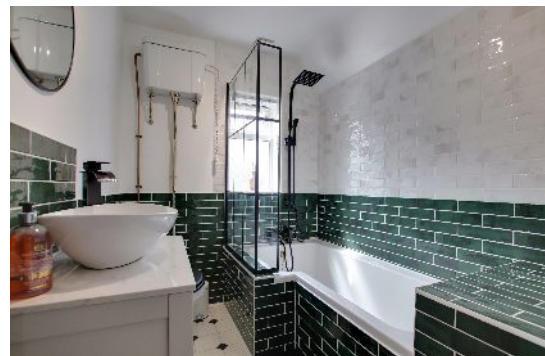
Stairs from the hallways lead to the first-floor landing where all bedroom accommodation can be found. The principal bedroom sits at the back of the house with double window views over the garden and in-built wardrobes to the side of a stunning brick-built feature fireplace.

Two further double bedrooms are offered to this floor, with all bedrooms serviced by a three-piece bathroom.

Grounds & Gardens

A gravel drive sits at the front of the property offering off street parking for a few cars and is flanked by planter borders with an array of hedgerow and mature bushes giving the property a lovely approach.

At the rear of the house there is a larger than average garden with a lovely patio area just off the kitchen with the remaining areas being a lovely, grassed area. Fencing surrounds the garden with large hedging at the back which gives the property a complete element of peacefulness and seclusion. The property is completed with a further outside brick built kitchen area sat on a further lovely patio area and summer house.



Services

Tenure: Freehold

Services: All mains services connected

Energy Performance Rating: D Current: 64 Potential: 84

Council Tax Band: C



Directions

From Lyndhurst, proceed down the High Street onto the A35 Southampton Road and follow for approximately 2.5 miles into Ashurst. As you pass over the Ashurst train station bridge, turn left onto Woodlands Road and continue to the end of the road before turning right. Follow the road for approximately 1.2 miles, and just past the Gamekeeper pub the second turning on the right you will find Lanesbridge Road where the property sits at the end of the road.

The Situation

Woodlands is a particularly desirable residential area located on the north eastern edge of the New Forest National Park. Within Woodlands there is a public house, village hall and the highly regarded Hotel Terra Vina with a wider range of amenities including shops, schools, public houses and restaurants available in the nearby villages of Ashurst and Lyndhurst. The New Forest offers a wide range of outdoor pursuits and places of interest with the open forest easily accessible for walking and riding.

The city of Southampton to the east provides a comprehensive range of retail and leisure facilities. The property is well located for road and rail. Junction 2 of the M27 motorway links up with the M3 motorway for the M25 and London and the nearby villages of Ashurst and Totton offer direct rail links to London Waterloo.

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 or 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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