



FELLS GULLIVER
ESTATE AGENTS

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17 Clayhill, Lyndhurst, SO43 7DE

£625,000

- Stunning semi-detached cottage
- Wonderfully appointed open plan kitchen dining room
- Three bedrooms
- Sitting room
- Four piece bathroom suite
- Direct forest access from your back gate
- Large secluded gardens
- Summer house/home office
- Utility/boot room
- Double glazed and oil fuelled heating system





3



1



2

A rare opportunity to acquire a superbly situated semi-detached cottage, benefitting from direct access to the New Forest on the outskirts of Lyndhurst.

Lyndhurst is the capital of The New Forest. The pretty High Street offers an eclectic range of boutiques, eateries and public houses with a local library, village hall and visitor centre, Lyndhurst also has a doctors and dentist practice and is a short stroll from the open Forest.



This charming character cottage has been subject to various recent improvements by the current owners and now offers a very stylish home combining old world charm, with the convenience of open plan modern day living.

The stunning kitchen dining room, with its central island and vaulted ceilings, lies at the heart of the home, offering breathtaking views over the rear garden and the woodlands beyond. There's also a cosy sitting room which looks out over the expansive front garden.

The ground floor accommodation is completed by a very useful boot/utility room and downstairs WC.

The first floor has three well proportioned bedrooms and a four piece family bathroom. All the bedrooms benefit from views of the gardens or surrounding woodlands.







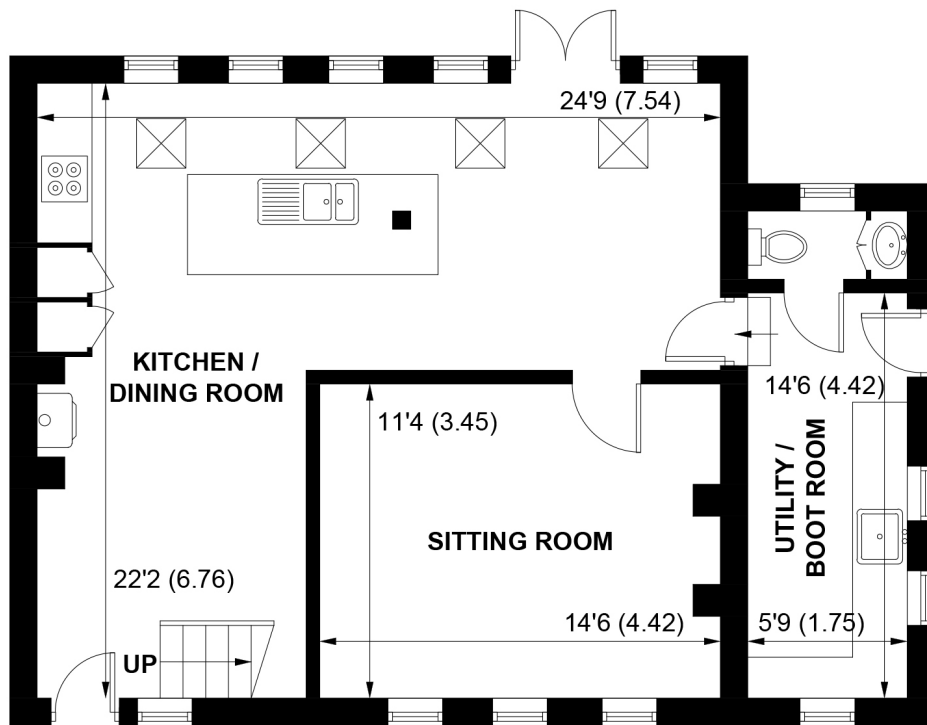
Outside, the property boasts a generously sized front garden that is fully enclosed. A pathway leads to both the front door and the boot room door, conveniently located on the side of the property.

The rear garden has a large decked area ideal for al-fresco entertaining, with a range of mature herbaceous borders and shrubs.

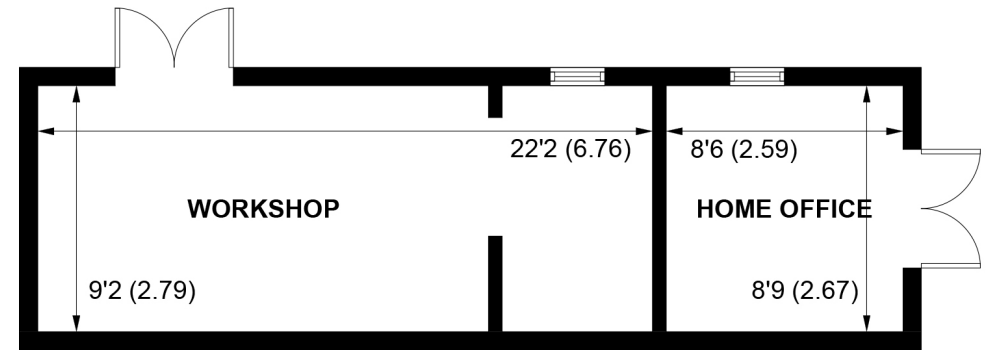
Additionally, within the grounds, there is a practical home office/summerhouse with an adjoining workshop, offering versatility and functionality to the property.



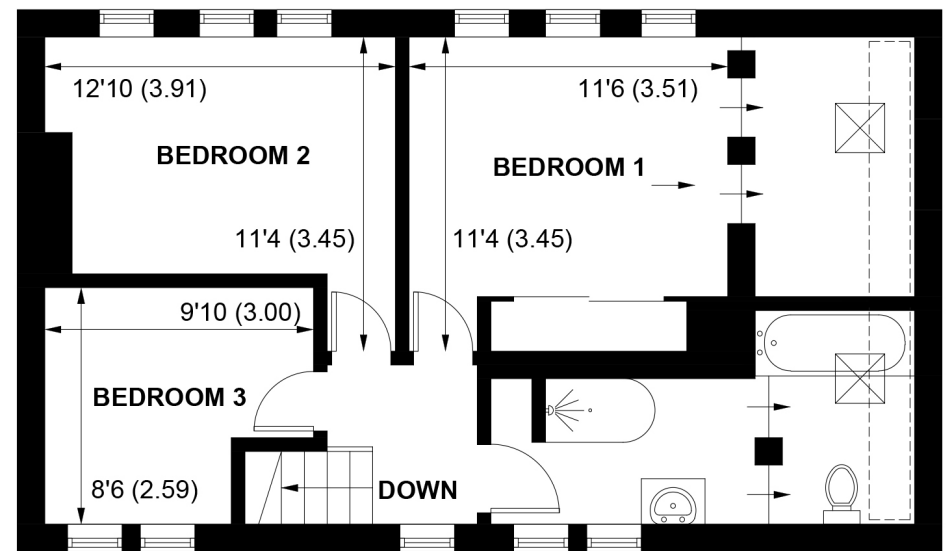
Direct access to the New Forest from the property offers an abundance of outdoor pursuits and miles of countryside walks right on your doorstep. We believe this presents a wonderful opportunity to reside on the edge of Lyndhurst while still enjoying a delightful rural lifestyle.



GROUND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1218 SQ FT / 113.2 SQ M
OUTBUILDING = 275 SQ FT / 25.6 SQ M
TOTAL = 1493 SQ FT / 138.8 SQ M

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