



Corner Cottage

*Allum Green, Lyndhurst, SO43 7GR*

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LOVE





# CORNER COTTAGE

ALLUM GREEN • LYNDHURST • NEW FOREST

*A stunning five-bedroom double fronted detached cottage in a prime New Forest location with both direct forest access and views with an exceptional blend of period charm and contemporary living. The property has been refurbished in recent years and offers light and spacious accommodation arranged over three floors offering in excess of 2,450sqft and further benefitting from off street parking and garage.*

£1,395,000





## The Property

Corner Cottage is an attractive detached period home believed to date back to the early 19th century, offering spacious and beautifully presented accommodation arranged over three floors. The property successfully combines traditional character with modern family living, highlighted by a superb open-plan kitchen and dining space overlooking the garden. At the heart of the home is the stunning kitchen/dining room which forms a wonderful entertaining and family space. The kitchen is fitted with an excellent range of cabinetry centred around a large island with a double sink, a Quooker tap and complemented by stonework surfaces and large flagstone flooring throughout, whilst wide bi-folding doors open onto the garden terrace allowing an abundance of natural light to flood the room. A single door at the end of the kitchen leads you into useful utility room offering further storage and door leading to garden creating the ideal versatility of being a boot room if required.

A further snug style sitting room sits just from the kitchen with wooden flooring throughout, low lying cabinetry and bay window with frontal views toward the forest. The ground floor also offers a superb sitting room featuring exposed ceiling beams, bespoke cabinetry and a feature fireplace with inset log burner, creating a warm and inviting atmosphere with a lovely bay window with stunning views over the forest and further brick-built feature fireplace at the other end of the room.

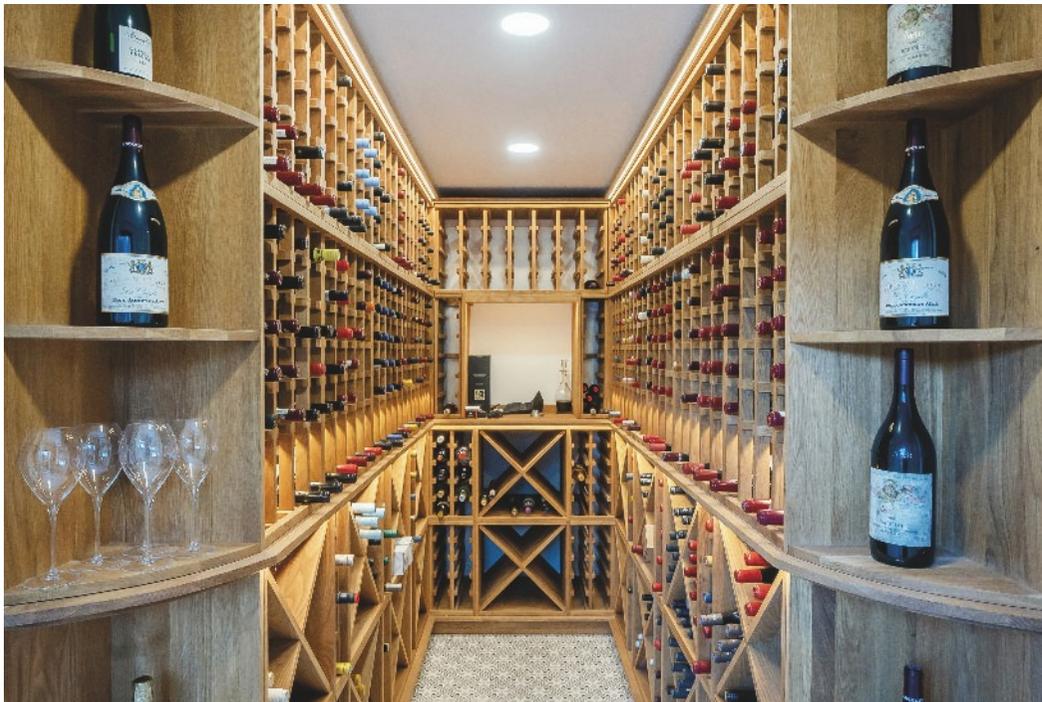
The downstairs accommodation is completed with a large, welcoming hallway with access to a W/C and stairs leading to the first floor.

The first floor provides four well-proportioned bedrooms, three of which are served by a beautifully appointed family bathroom complete with a freestanding bath and period-style fireplace. The bedroom two is a generous double room with feature fireplace and benefits from an en-suite shower room.

A further staircase leads to the second floor where a delightful, vaulted bedroom suite enjoys exposed structural timbers and a contemporary bathroom, creating a wonderful guest suite or principal retreat which is further complimented by large walk in style cupboards.

The home is complimented by a outbuilding which has been redesigned to create an additional room that is currently being used as the most elegant wine room.





# Corner Cottage, Allum Green, Lyndhurst, SO43 7GR

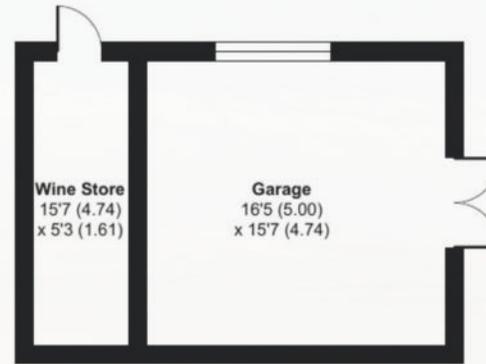
Approximate Area = 2495 sq ft / 231.7 sq m

Garage = 255 sq ft / 23.6 sq m

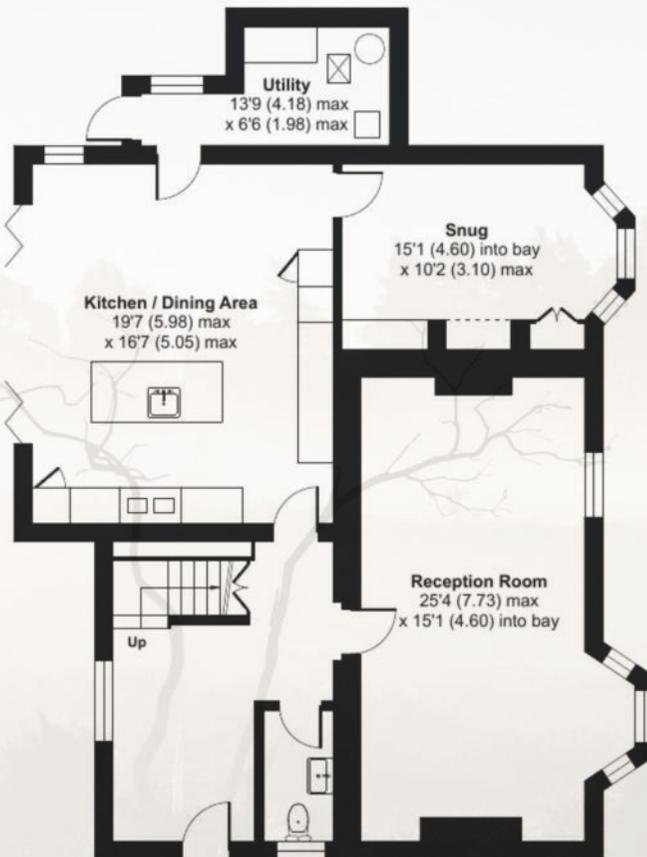
Outbuilding = 82 sq ft / 7.6 sq m

Total = 2832 sq ft / 262.9 sq m

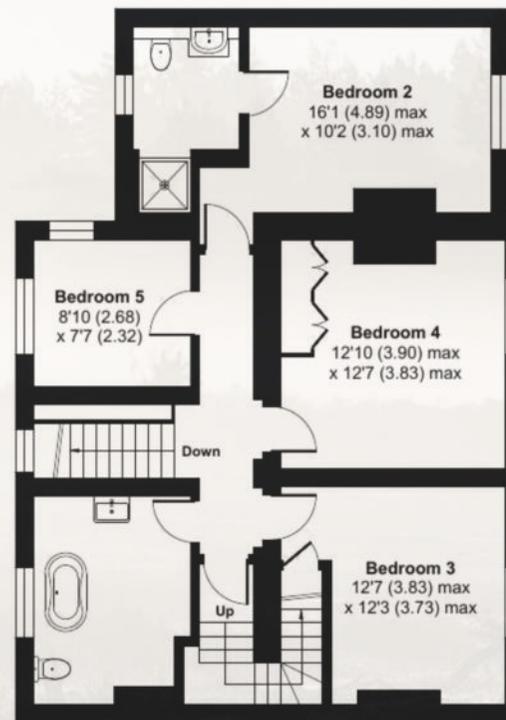
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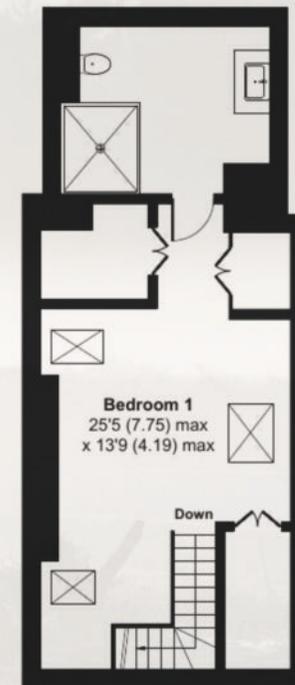
**GARAGE / OUTBUILDING**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**







## Grounds & Gardens

The property is set within a wonderfully private rural setting, approached via a quiet country track that curves gently past open forest land and mature woodland, creating an idyllic approach.

To the front of the cottage a pretty picket fence encloses a cottage-style garden, planted with established flowering shrubs and climbers that soften the façade and enhance the home's character. The setting feels peaceful and secluded, with open countryside and mature trees surrounding the approach and beautiful uninterrupted forest views.

A gated entrance opens to a gravelled driveway courtyard, providing parking and access to a detached timber garage/store. Brick boundary walls create a sheltered and private feel to this part of the garden.

The rear garden is beautifully landscaped, mainly laid to lawn and enclosed by mature hedging, established planting and brick wall boundaries. Well-stocked borders provide seasonal colour and structure, while a variety of shrubs and ornamental planting create a relaxed, established feel.

A particularly attractive feature is the raised decked terrace, positioned to enjoy the garden outlook and ideal for outdoor entertaining. This space provides ample room for seating and dining areas, with a wood-burning outdoor heater/chiminea adding to the atmosphere for evening gatherings.

## Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: E Current: 45 Potential: 74

Services: Mains electric and water,

Drainage: Septic Tank

Heating: LPG/Oil

Flood Risk: Very Low

Parking: Garage and off road parking

Broadband: FFTC - Ultrafast broadband with speeds of up 1800 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.







## Directions

Leave Brockenhurst heading north towards Lyndhurst on the A337. After 3.5 miles bear left at Goose Green T junction following the road signposted to Bournemouth/A35. Continue to the end of this road until the junction and Turn right onto the A35. Continue along the A35 for about 1.90km and you will see on the Right hand side of the road a small gravel track leading you to the property at the end.

## 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.

## Property Video Tour



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

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