



FELLS GULLIVER
ESTATE AGENTS

023 8028 4411
www.fellsgulliver.com

21 Pemberton Road, Lyndhurst, SO43 7AN

£850,000

- Beautiful character family home in central Lyndhurst
- Large kitchen dining family room with bi fold doors
- Family room includes views of the garden with dual-fuel stove
- Off road parking for 2/3 cars
- Owners forward move already in place
- Four double bedroom with ensuite to the principal room
- Fully renovated and extended by its current owners
- Two further reception rooms both with log burners
- Great size back garden with newly laid patio and built in BBQ





4



2



3

A double-fronted character house situated on a popular and quiet residential street in central Lyndhurst, close to the open forest, and all of the fabulous amenities that Lyndhurst has to offer.

Accommodation includes four spacious double bedrooms, principal with a modern ensuite. Large open plan kitchen/dining/family room, two further reception rooms, downstairs cloakroom, and utility room. The garden is large for a central Lyndhurst house which is accompanied by off-road parking for 2/3 cars.



A double-fronted character house situated on a popular and quiet residential street in central Lyndhurst, close to the open forest, and all of the fabulous amenities that Lyndhurst has to offer.

Approached via a herringbone pathway, a porch with a hardwood front door provides access into a welcoming entrance hallway, complemented by a tiled feature floor and stripped floorboards. Adjoining doors provide access to the sitting room and another versatile reception room, currently utilised as an office. Continuing down the hallway, you'll find the downstairs cloakroom discreetly tucked under the stairs, alongside a door leading into the heart of the home the kitchen family dining room.

The sitting room is a pleasant space, with a large box bay window overlooking the front garden with a centrally positioned and recently installed log burner.

Directly across the hallway, another reception room, comparable in size to the sitting room, provides a versatile room currently used as an office which also features a log burner.

The kitchen dining family room is the last room off the hallway and it's a fantastic open plan sociable space. The lounge area focuses around a large feature fireplace fitted with a dual fuel burning stove, whilst retracting bifold doors offer lovely views of the garden and recently laid patio area. Rustic grey slate tiles seamlessly connect the family room to the kitchen and dining areas. The kitchen boasts an extensive range of shaker-style units, providing ample storage as well as glass front display wall units all finished and complemented by quartz work-surfaces and upstands. A oak breakfast bar positioned at the end of the centrally located island offers a relaxed spot for dining, or for more formal occasions there is plenty of space for a large dining table and chairs. Our favourite aspect of this room is the amount of natural light, the kitchen area features three large skylights set into the vaulted ceiling which flood the room with light.







Finally, there's the conveniently located utility room, equipped with floor-to-ceiling storage cupboards that also accommodate the space and plumbing for the washing machine and tumble dryer and combination boiler. An adjoining door provides access to the side of the property, connecting both the front and rear of the house.

Ascending the stairs, the spacious principal bedroom sits immediately to the left at the rear of the property. This room enjoys plenty of natural light, courtesy of its sunny aspect and dual aspect windows overlooking the rear garden. Additionally, a side door provides access to the convenient ensuite shower room.

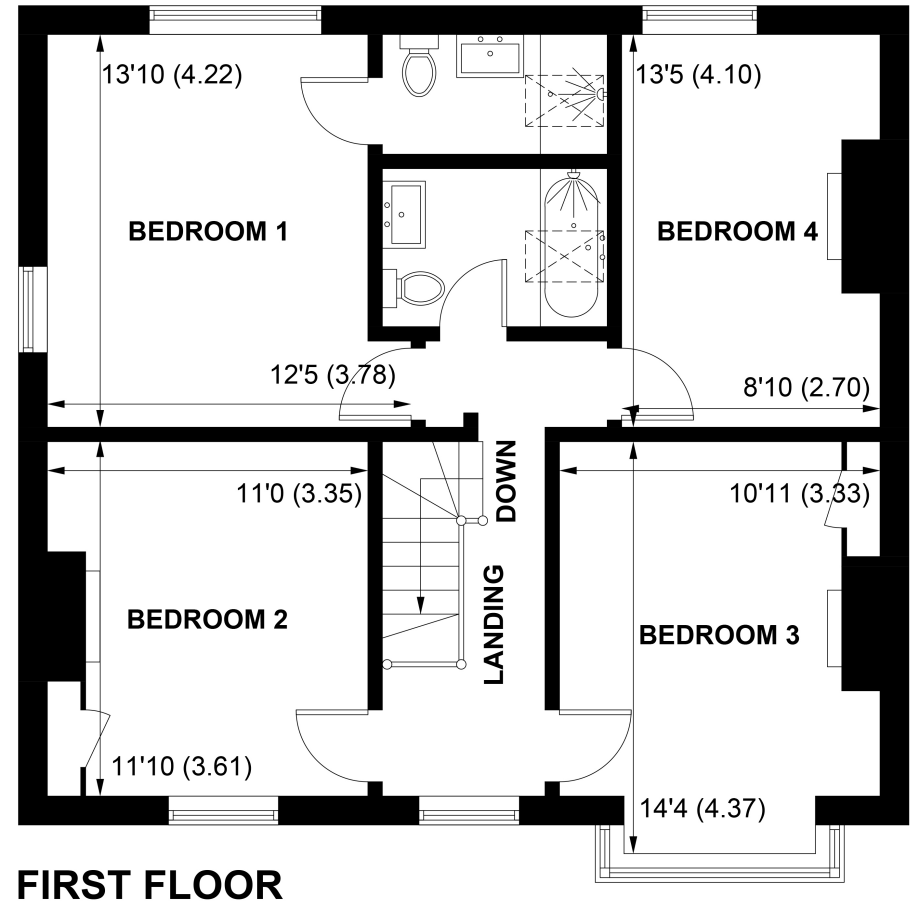
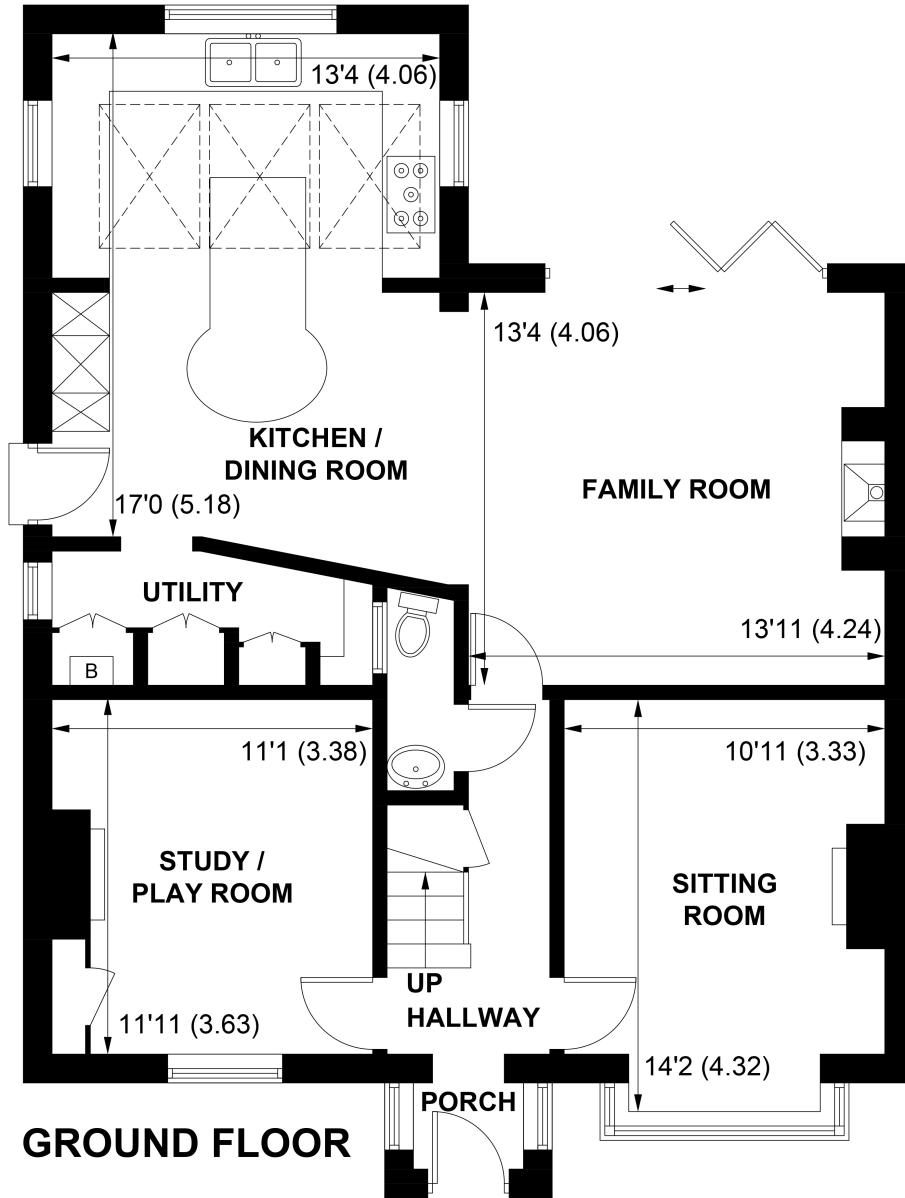
Bedrooms two and three, both similarly sized, are situated at the front of the property. They offer spacious double accommodation with built-in wardrobes and storage. Adjacent to the principal bedroom is bedroom four, providing a comfortable double space.

The three-piece family bathroom has been beautifully appointed with a suite that aligns with the character and age of this property.



The front garden, laid to lawn, is neatly enclosed by hedgerows and planted borders. A herringbone pathway leads you to the porch and front door. Additionally, a gravel driveway provides parking for two/three cars, with potential for more should you wish to adjust the garden layout. A wrought iron gate situated to the side of the property provides access to the utility room and rear garden.

Externally, the sunny aspect rear garden boasts a generous size, predominantly laid to lawn with bordered flowerbeds and shrubs. Adjacent to the bi-fold doors and family room, a recently completed patio area offers an excellent spot for entertaining, enhanced by a built-in BBQ. Additionally, another patio area, to the side of the property offers a great level of seclusion and privacy. Further useful aspects of the garden are the timber shed and log store which will both remain.



APPROXIMATE GROSS INTERNAL AREA = 1654 SQ FT / 153.7 SQ M

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

Produced by Emzo Marketing



FELLS GULLIVER
ESTATE AGENTS

023 8028 4411
www.fellsgulliver.com