



5 Woodlands

Pikes Hill, Lyndhurst, SO43 7AY



SPENCERS





Woodlands, located on Pikes Hill, is a stunning development of just five one and two bedroom apartments renovated by Cedar Rydal, completed to a high specification and situated within the beautiful New Forest National Park with wonderful woodland views.

The Property

In keeping with Cedar Rydal's reputation for attention to detail and uncompromising quality standards, each apartment at Woodlands has been meticulously renovated to set new benchmarks in comfort, convenience and craftsmanship. All five apartments combine heritage and a palpable sense of place within contemporary interiors, to create homes to fall in love with.

5 Woodlands – Elegant One-Bedroom Second Floor Apartment

This beautifully designed one-bedroom apartment is situated on the second floor of an exclusive development. It enjoys the benefit of a private residents' drive, secured by automated electric gates, and comes with two designated parking spaces. Residents also have access to a communal orchard garden, offering a tranquil green space.

Entering through the communal front door, a shared hallway leads to stairs rising to the second floor where the entrance to Apartment 5 is located.

Inside, a central hallway connects to the spacious sitting room, accessed via double doors, and further opens onto a private balcony through bi-folding doors that frame spectacular rural views.

The generous dining room provides a versatile additional reception space and flows seamlessly into a stylish kitchen, illuminated by a rear dormer window. The kitchen is finished with oak-effect flooring and compact marble laminate worktops and features a range of base units. Integrated appliances include an induction hob, oven, fridge/freezer, dishwasher, and washing machine.

£395,000



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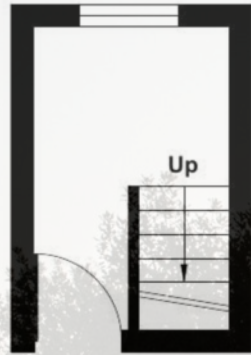
Approximate Area = 747 sq ft / 69.3 sq m

Limited Use Area(s) = 75 sq ft / 6.9 sq m

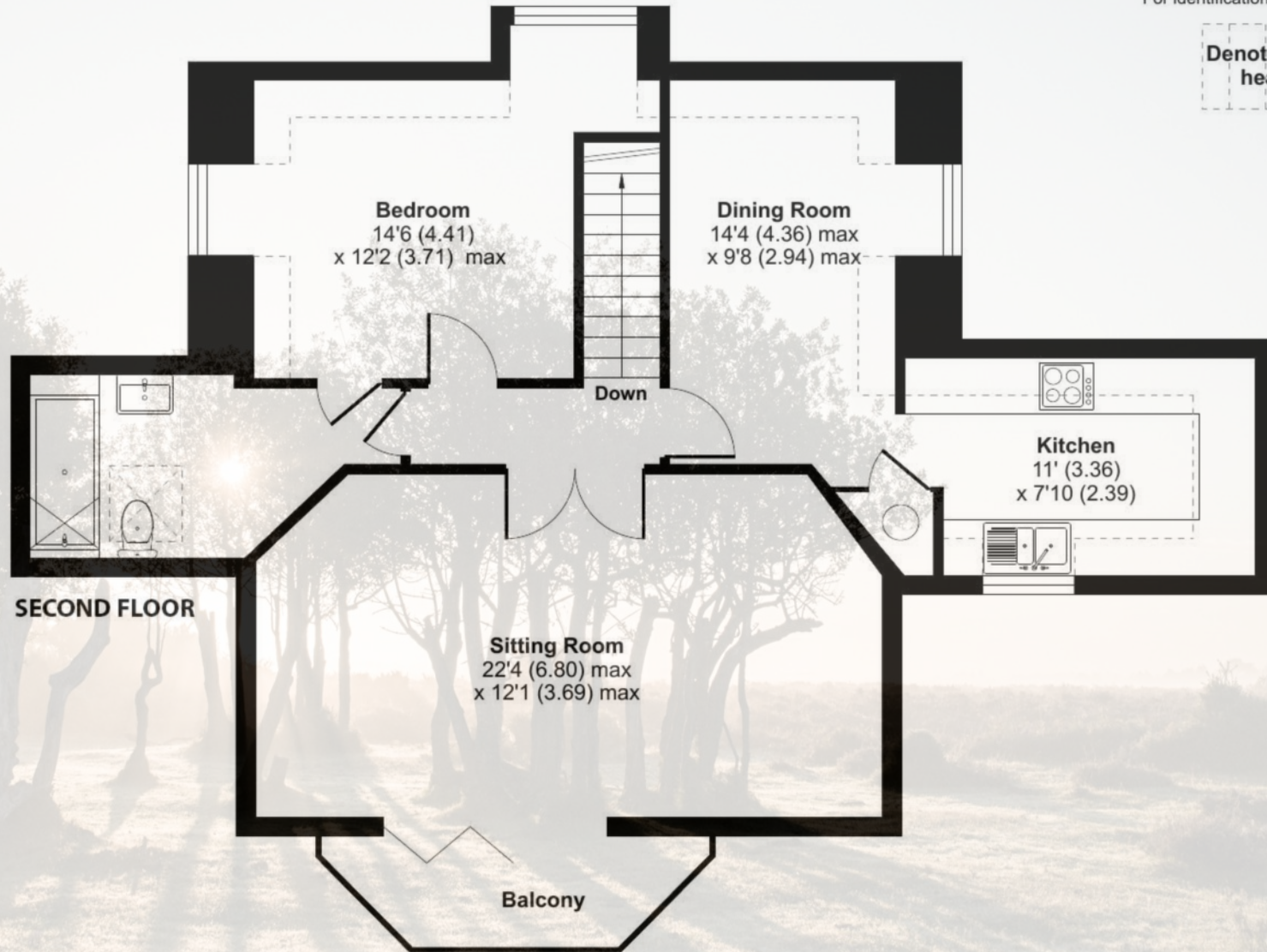
Total = 822 sq ft / 76.2 sq m

For identification only - Not to scale

Denotes restricted
head height



FIRST FLOOR



SECOND FLOOR







The Property Continued...

The 'Jack & Jill' bathroom comprising a bath with shower over, basin and WC is situated adjacent to the generous double bedroom with front and side aspects. The property also benefits from semi-boarded eaves and loft storage with ladder.

Outside, there is a delightful communal garden with apple trees and a bench to enjoy.

General Specification Comprises:

- Highly insulated apartments with EPC rating B
- Demand controlled mechanical ventilation, balancing indoor air quality with energy savings
- Electric vehicle charging point infrastructure
- TV & data points to bedrooms and living rooms
- Ultra-fast broadband – fibre to the property
- 10-year structural warranty
- Sprinkler systems throughout

Situation

The property is located in the highly sought after Pikes Hill. Lyndhurst, situated in the heart of the New Forest National Park, provides an excellent range of amenities and facilities including a range of boutique shops and everyday stores, public houses, restaurants, hotels and a well-regarded primary school.

Southampton, by road, is about 8 1/2 miles distant and there are mainline rail services available at Brockenhurst and Ashurst, both approximately 4 miles away, with Brockenhurst also offering an excellent sixth form college. The M27 at Cadnam is within approximately 4 miles, giving access to Portsmouth and Bournemouth via the M27 and Winchester and London via the M3.



Additional Information

Tenure: Share of freehold

Term: 999 year lease from build completion.

Service Charge: £1,000 per annum.

Energy Performance Rating: B Current: 86 Potential: 86

Council Tax Band: TBC

Services: Mains electric, water and drainage

Heating: Air source heat pump

Property Construction: Part standard construction with timber framed extension to the rear and left hand side.

Flood Risk: Very Low

Broadband: FTTP - Fibre to the property directly.

Parking: Two allocated parking spaces and communal parking.

Agents Note: The adjacent Fenwick Hospital has submitted a planning application.

Agents Note: The furniture in the photos has been virtually staged.



Important Notice

Spencers Property 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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