



**Monkton Cottage**

93 High Street, Lyndhurst, SO43 7BH



**SPENCERS**





## MONKTON COTTAGE

### 93 HIGH STREET • LYNDHURST

*A beautiful three bedroom forest cottage set in a prime central position, within easy reach of the open forest and amenities of Lyndhurst.*

*The cottage offers well appointed accommodation throughout having recently benefitted from a programme of refurbishment and benefits from a pretty enclosed garden and off road parking.*

£450,000

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## The Property

Believed to date back to circa 1815, this delightful forest cottage has been recently refurbished by the current owners whilst retaining all the charm of the period with character features such as exposed ceiling beams and wood flooring.

The cottage is tucked away off the high street with private pedestrian access leading to the front entrance.

The entrance leads into a beautifully appointed character kitchen which has been recently fitted with a range of modern units set alongside complimenting quartz worksurfaces.

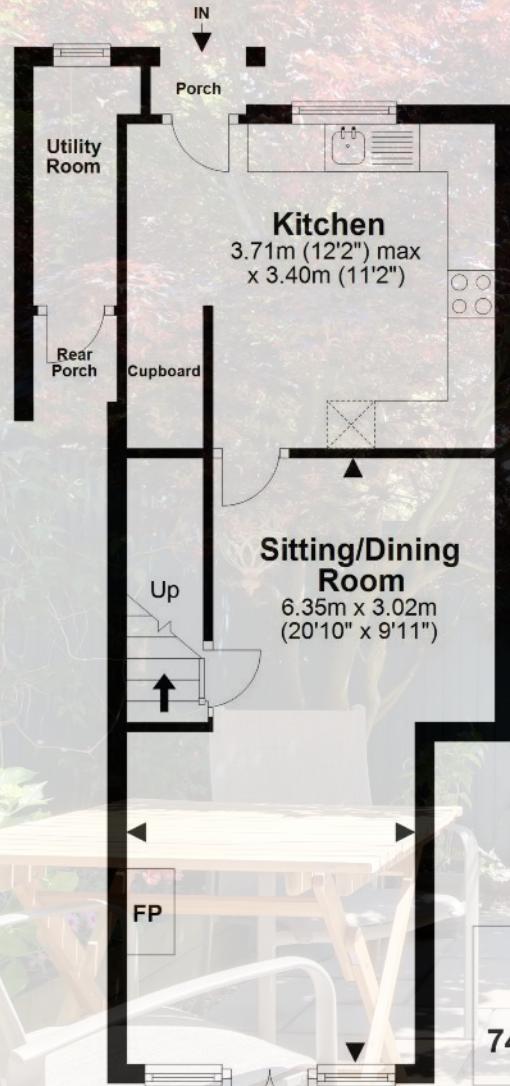
An extended area to the side of the kitchen gives you access to a separate utility room with door to the rear garden.

At the rear of the property is a pretty living room/dining area with French doors leading onto the lovely garden.

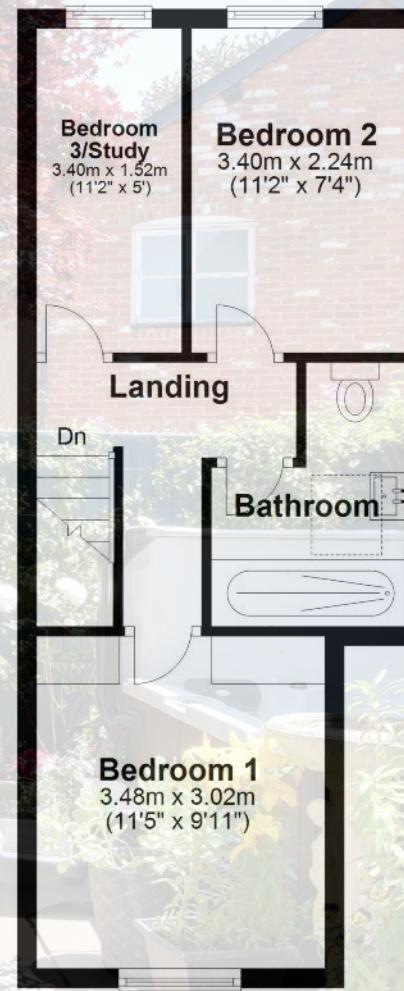
The living room accommodation stretches over 20ft giving a very bright and airy feel with the benefit of a gas burner stove and exposed brick surround.

An enclosed staircase from the dining area leads to the first floor landing area which links the principal bedroom, with in-built wardrobes, a guest double bedroom and refitted well appointed single bedroom or study room. A three-piece family shower room with wood panel surround and tiled flooring complete the first-floor accommodation.

## Ground Floor



## First Floor



## Floor Plan

**Total Approx  
Gross Area:  
74.2 sqm / 799.1 sqft**

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.

## 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 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.



## Grounds and Gardens

To the front of the property, a gate opens onto a small front garden area with a selection of cottage style planting, mostly enclosed by white picket fencing that leads you to the entrance of the property.

At the rear of the property is a beautifully designed terraced garden which is encircled predominantly by fencing and a small area of brick wall. Planters stretch along the length of the garden on one side with a further area for more plants that give the garden a peaceful and tranquil area for outside entertaining and dining. A rear gate links the property to off street parking for one car. A hot tub is available by separate negotiation.

## Additional Information

Tenure: Freehold

Council Tax Band: C

Energy Performance Rating: D Current: 68 Potential: 85

Services: Mains gas, water, electric and drainage

Heating: Gas central heating

Property Construction: Standard construction

Flood Risk: Very low

Conservation Area: Lyndhurst

Broadband: Cable

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

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

Rights of way: There is a right of way to one allocated parking space to the rear of the property.



## Directions

From the top of the High Street, move into the left hand lane and at the end of the High Street you will notice the Ferrari garage. Just beyond the Ferrari garage is the Pedestrian path and just beyond that is a small gravel track leading to the off-street parking.

## Situation

The property is located in the highly sought after village of Lyndhurst and is accessed via a short pedestrian path leading from the road. 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.

## The Local Area

Lyndhurst has been known as the capital of The New Forest since William the Conqueror established it as a royal hunting ground in 1079, with Kings and Queens staying at the Royal Manor throughout the centuries. Lyndhurst is also home to the Forestry Commission and the Verderers' Court (Verderers are the guardians of the forest's rights and therefore protectors of the forest landscape).

The delightful High Street offers an eclectic mix of boutique shops and everyday stores including an old-fashioned sweet shop and award-winning butchers, as well as an art gallery, a vintage interiors shop and a Ferrari and Maserati showroom. There are numerous places to eat out, ranging from popular country inns, such as The Royal Oak at Bank (a hamlet within the parish boundary) to Lime Wood, a country house hotel with a highly regarded restaurant and luxurious spa.



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

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