



Gardeners Cottage

Holmfild, 103 High Street, Lyndhurst, SO43 7BH

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GARDENERS COTTAGE

HOLMFIELD • 103 HIGH STREET • LYNDHURST

A lovely three-bedroom end of terraced home set in well maintained communal grounds conveniently located for the village amenities and open forest. The property offers extensive character features throughout and is set within lovely, landscaped gardens and has been recently extended by the current owners.

£625,000



3



2



2





The Property

You enter the property into the welcoming hallway where you are met with stairs leading to the first floor and a further internal door giving access to the sitting room. The sitting room provides lovely relaxing seating space, all centred around in set log burner with brick surround.

An opening leads you through to the bright and airy, extended garden room, which offers beautiful oak frames around floor to ceiling glass windows, semi vaulted ceilings, oak wood flooring and a set of velux windows and sliding doors that lead to the garden.

The garden room flows ideally back into the kitchen via another access and allows for a lovely connection back into the sitting room via a single door. The kitchen itself offers an array of both low lying and eye level units all laid on wooden flooring and lovely views over the breakfast island into the garden room and garden beyond. Integrated appliances include dishwasher, washing machine and six ringed gas cooker.

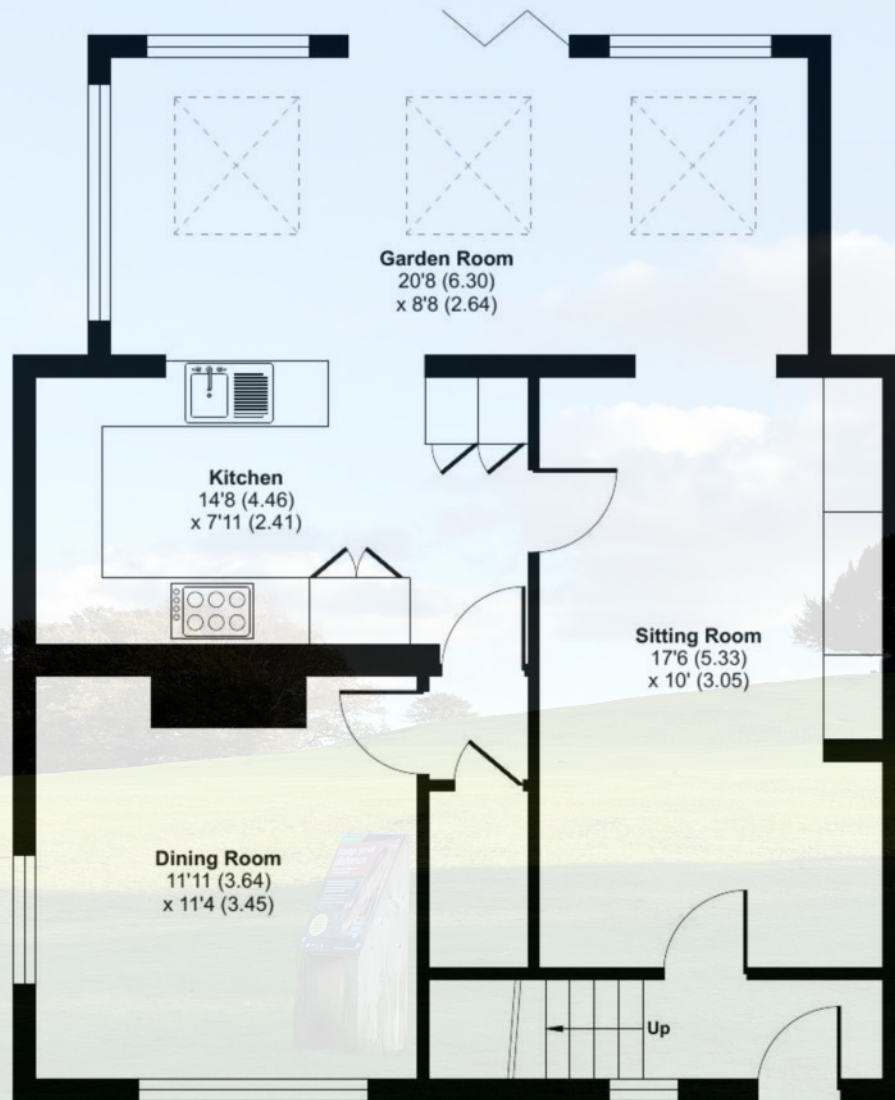
A further dining room completes the downstairs accommodation with double aspect views, feature fireplace and laminate flooring.

Stairs lead to the first floor where all bedroom accommodation can be found. There are three double bedrooms, two of which sit to the front of the property which are both serviced by a three-piece bathroom.

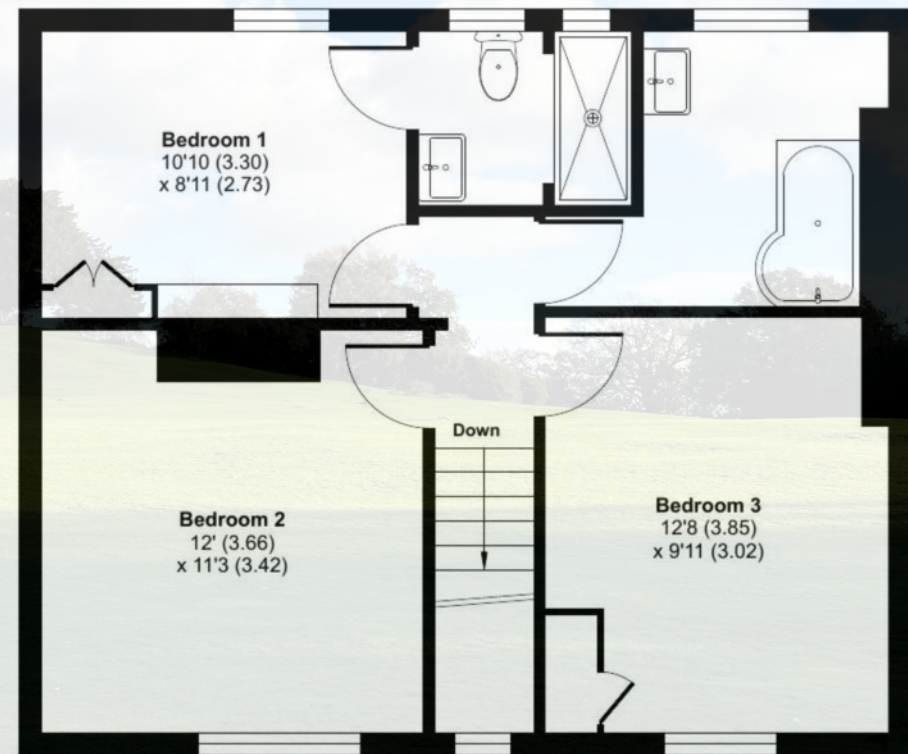
The principal bedroom sits at the rear of the property and benefits from a three piece en-suite shower room and lovely views over the garden and extended grounds.

Approximate Area = 1238 sq ft / 115 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Spencers of the New Forest Ltd. REF: 1279979



Grounds and Gardens

The property is accessed via a gravel track leading from the main road set in a peaceful location. The track takes you around the to the side of the main building and the property is located on the right-hand side and the end of the row houses.

Set at the end of the plot and surrounded by beautiful and well-maintained gardens which is mostly laid to lawn and flanked by mature trees creating the ideal, peaceful country setting.

The property itself benefits from a lovely garden which is accessed from the sliding doors of the garden room and is laid to lawn with a wooden picket fence dividing off the grounds to the back. The property further benefits from a garage.

Directions

From Lyndhurst High Street proceed down the High Street onto the A35 Southampton Road, passing the Ferrari Garage on your left-hand side.

After a few hundred yards on your left-hand side, just before the next sign post showing the signs for Totton/Ashurst there is a gravel track leading down to where the property can be found on the east wing set within its grounds.

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 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.



Additional Information

Tenure: Leasehold

Lease term: 999 years from 1st January 1982

Lease term remaining: 956 years

Annual service charge: £2000 per annum which includes water, buildings insurance and maintenance of the grounds.

Annual ground rent: £50 per annum

Council Tax Band: D

Energy Performance Rating: D Current: 64 Potential: 84

Services: Mains gas, electric, water and drainage

Gas central heating

Construction Type: Standard Construction

Conservation Area: Lyndhurst

Flood Risk: Very low

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

Parking: Communal parking. No allocated space.



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

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