



11 Cedar Mount

Lyndhurst, SO43 7ED

SPENCERS
NEW FOREST





11 CEDAR MOUNT

LYNDHURST • NEW FOREST

A superb three bedroom detached family home set in a popular cul-de-sac location within walking distance of Lyndhurst High Street. The property offers well-proportioned accommodation throughout and further benefits from a garage, off road parking and private gardens.

£519,950



3



2



1





The Property

A fully glazed, covered porch opens into the main entrance hallway, which in turn leads to the sitting room and kitchen, with a stairwell ascending to the first floor.

The sitting room offers a good sized space with full height windows overlooking the front aspect and wood effect flooring opening into the dining room which has french doors leading out to the garden and terrace. A door leads though to the kitchen in turn.

The kitchen is fitted with a comprehensive range of modern wall and base units with coordinating quartz work surfaces, integrated appliances include an induction hob with extractor unit over and built-in double oven set underneath, a inset ceramic sink, built under fridge and freezer. This space could easily be significantly increased by knocking through into the dining room to create one large open plan space in line with a modern day lifestyle.

Set off the kitchen, is a rear lobby/ utility room with plumbing for appliances, wall mounted gas boiler and door leading to the exterior and access into the garage. A WC is set off the utility room.

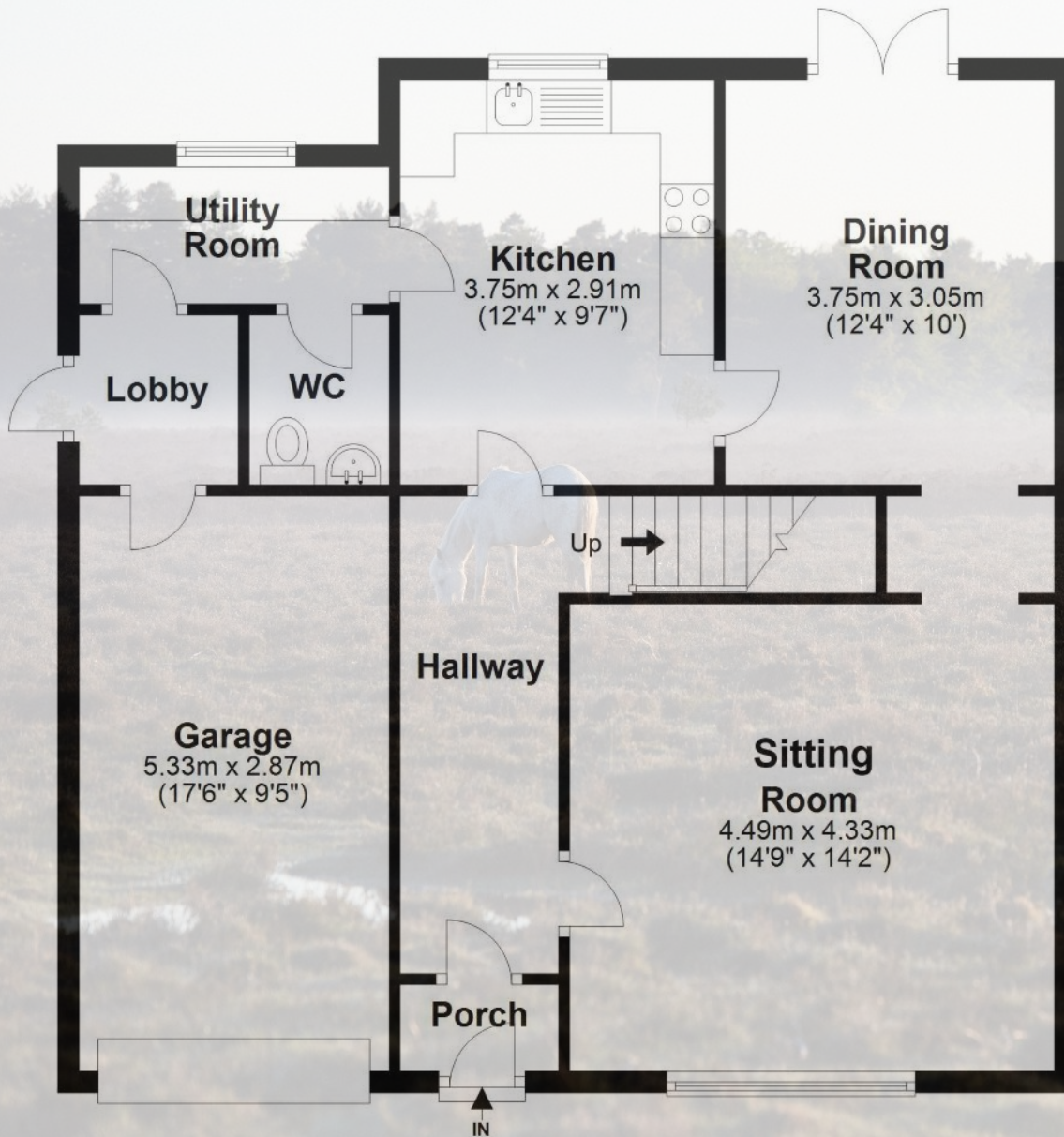
To the first floor, a landing area with side aspect windows links to bedroom one, as well as two additional bedrooms and a family bathroom comprising a panelled bath, wash basin and wc. Two of the bedrooms feature built-in wardrobe storage and a separate shower room is set off the landing.



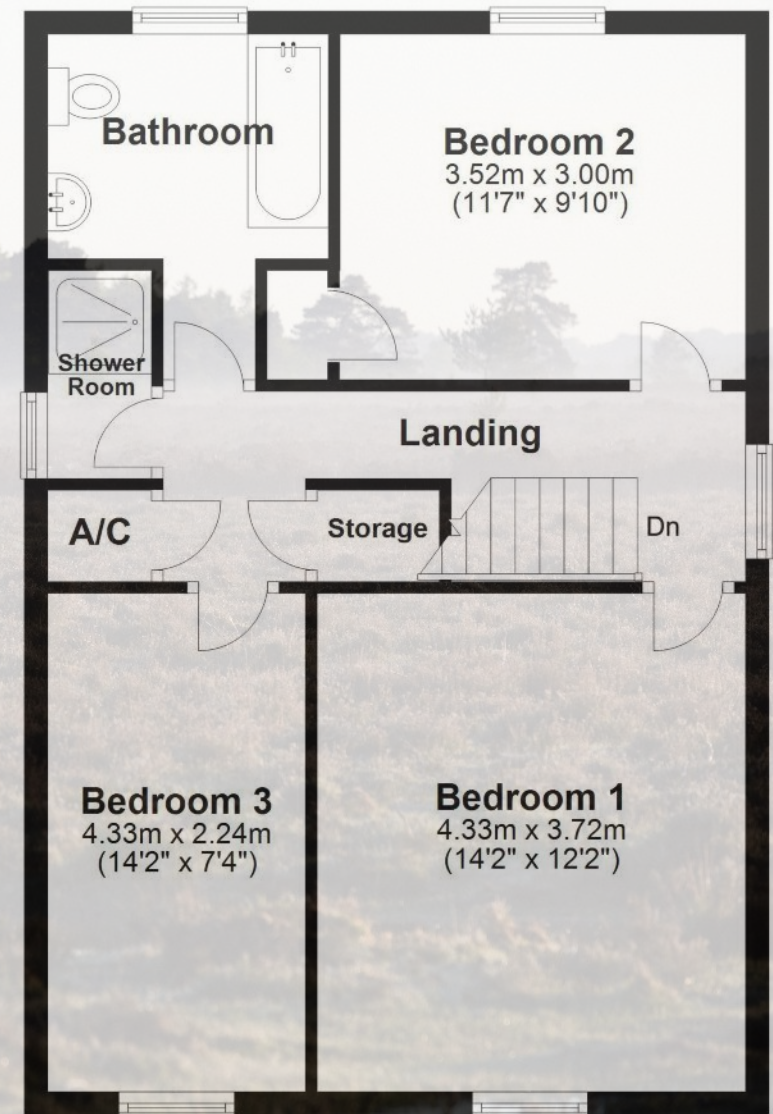
Floor Plan

Approx Gross Internal Area (including Garage):
131.7 sqm / 1417.0 sqft

Ground Floor



First Floor





Grounds and Gardens

To the front of the property is a driveway providing off road parking facilities and access to the single garage attached to the side of the house. Adjoining the driveway is a small gravelled area flanked by herbaceous planting and a low rise brick wall.

Adjoining the rear of the property and accessed from the dining room is a large stepped paved terrace for outdoor dining. The rear garden is predominantly planted with shrubs and trees to the borders and has timber fence boundaries.

NB. The open forest and much famed location of 'Bolton's Bench' is easily accessible, being located just off the bottom of the high street.

Directions

Leave Brockenhurst heading north towards Lyndhurst on the A337. After approximately 3 miles continue straight across the Goose Green 'T' junction following the A337 and take the first left hand turning into Cedar Mount. Follow the road round the property can then be found as you proceed down the hill on your left hand side.

Additional Information

All mains services connected

Tenure: Freehold

Energy Performance Rating: C Current: 72 Potential: 84

Council Tax Band: E

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.



Situation

The property is tucked away in a popular cul-de-sac location within easy reach of Lyndhurst High Street. Lyndhurst offers a diverse range of general and specialist shops, together with a popular primary school, historic church and visitor centre. The neighbouring village of Brockenhurst offers additional facilities and a mainline rail connection to London/Waterloo (approximately 90 minutes). The M27 (Junction 1) at nearby Cadnam affords easy access to both Bournemouth, Southampton, Salisbury and the M3 Motorway network.

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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