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ESTATE AGENTS

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# 11a Cedar Mount, Lyndhurst, SO43 7ED

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£515,000

- Stunning new build
- Highest energy efficiency rating available 'A'
- 6 Year build warranty
- Beautiful kitchen with integrated appliances
- spacious lounge with dual aspect bi-fold doors
- Two well proportioned bedrooms
- Solar panel system and ground source heat pump
- Four piece bathroom suite
- Private and secluded wraparound garden





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A superb brand new detached house, built with excellent attention to detail and focusing on very high energy efficiency. Situated in a requested cul-du-sac in Lyndhurst we believe this represents a wonderful opportunity to acquire a turn key property future proofed with cutting-edge building technology and insulation.



A composite front door leads to an entrance hallway with stairs to the first floor and access to the downstairs rooms. The brand new kitchen benefits from built in appliances a smart 'mood' lighting system. The lounge is a stunning reception space with bi-fold doors leading out a wraparound patio ideal for al-fresco entertaining with views over the garden.



There are two well proportioned bedrooms on the first floor with a four piece bathroom suite to include a walk in shower.

Outside the property sits on a secluded plot with a variety of mature trees and shrubs. A new sandstone patio wraps around the house offering a fantastic area for enjoying the sun or entertaining, with a further timber decked area nicely tucked away to the side elevation.







Lyndhurst is the capital of The New Forest. The pretty High Street offers an eclectic range of boutiques, eateries and public houses with a local library, village hall and visitor centre, Lyndhurst also has a doctors and dentist practice and is a short stroll from the open Forest.

All mains services connected

Tenure: Freehold

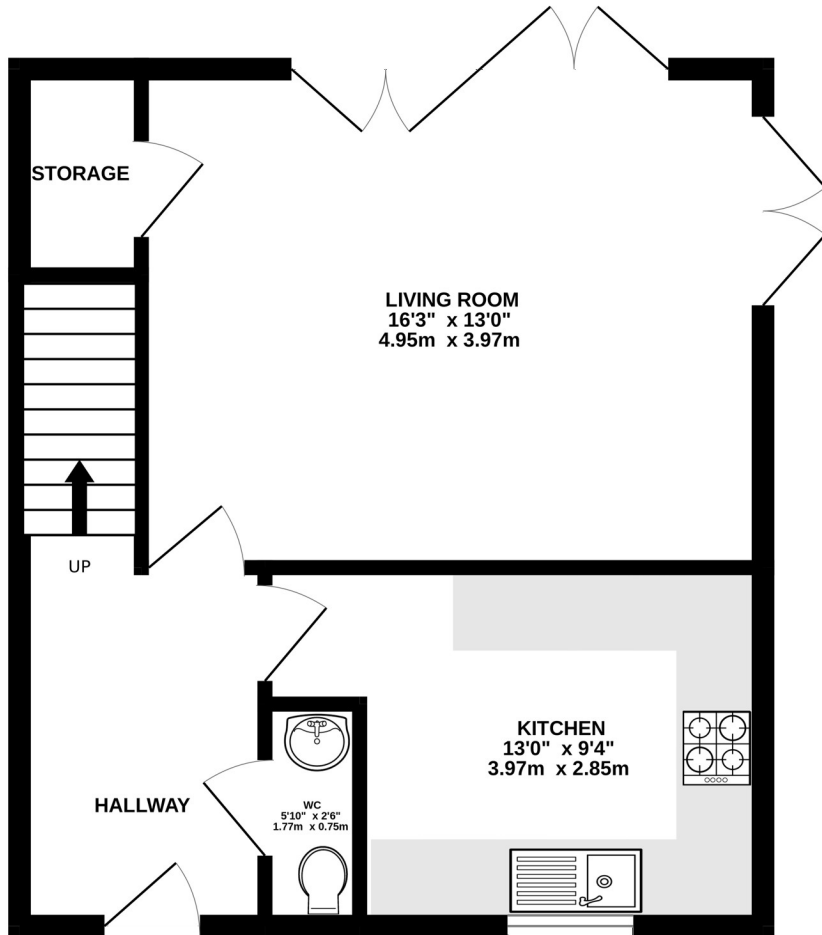
Energy Performance Rating: A Current 107

Potential 107

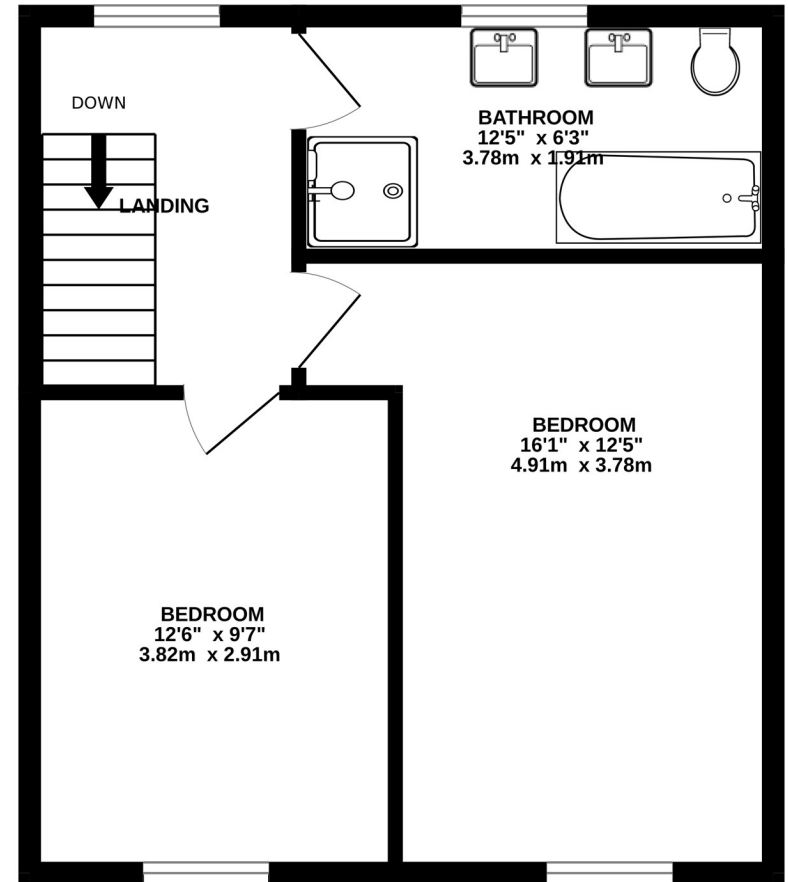
Council Tax Band: TBC

Broadband Basic: 16 Mbps Superfast: 42 Mbps

**GROUND FLOOR**  
434 sq.ft. (40.4 sq.m.) approx.



**1ST FLOOR**  
434 sq.ft. (40.4 sq.m.) approx.



**TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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