



**Wingreen**

*Knightwood Close, Lyndhurst, SO43 7DR*

**SPENCERS**  
NEW FOREST









# WINGREEN

KNIGHTWOOD CLOSE • LYNDHURST

*A four-bedroom detached property ideally located for access into Lyndhurst high street in this sought after cul-de-sac. Offered to the market for the first time in over 50 years and with no onward chain, needing modernisation that creates an ideal blank canvass for the next owner.*

£825,000



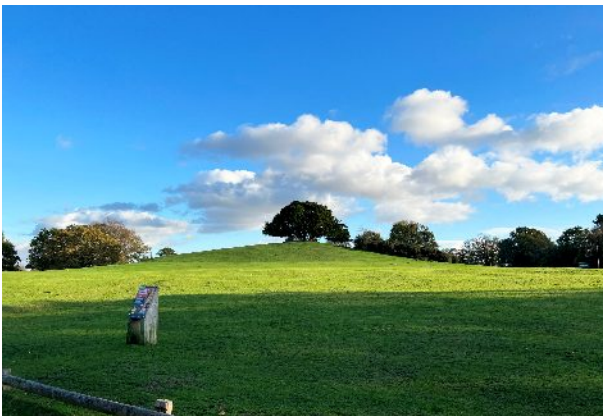
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## The Property

You enter the property via a covered porch with tiled flooring through the front door leading immediately into the main hallway which gives you access to all the downstairs accommodation. On one side of the hallway is a large sitting room that stretches from the front of the home to the back, giving you a lovely large sitting area with feature fireplace, double aspect views and french doors leading onto the beautiful garden.

A dining room sits across the hallway overlooking the front of the property laid with stunning Parquet flooring. The kitchen sits at the rear of the property and offers both low level and eye level units giving ample storage, sink overlooking the garden and space for cooker and washing machine.

A rear door from the kitchen leads out to the garden and also gives good access to the back of the garage. The downstairs accommodation is complete with a downstairs W/C with wash basin.

Stairs from the hallway lead to the first-floor landing leading to all the bedroom accommodation. The principal bedroom sits at the front of the property offering two built-in wardrobe units.

Three further bedrooms sit within each corner of the house offering good bedroom accommodation, two of which sit at the rear overlooking the garden. A family bathroom services all the bedrooms.



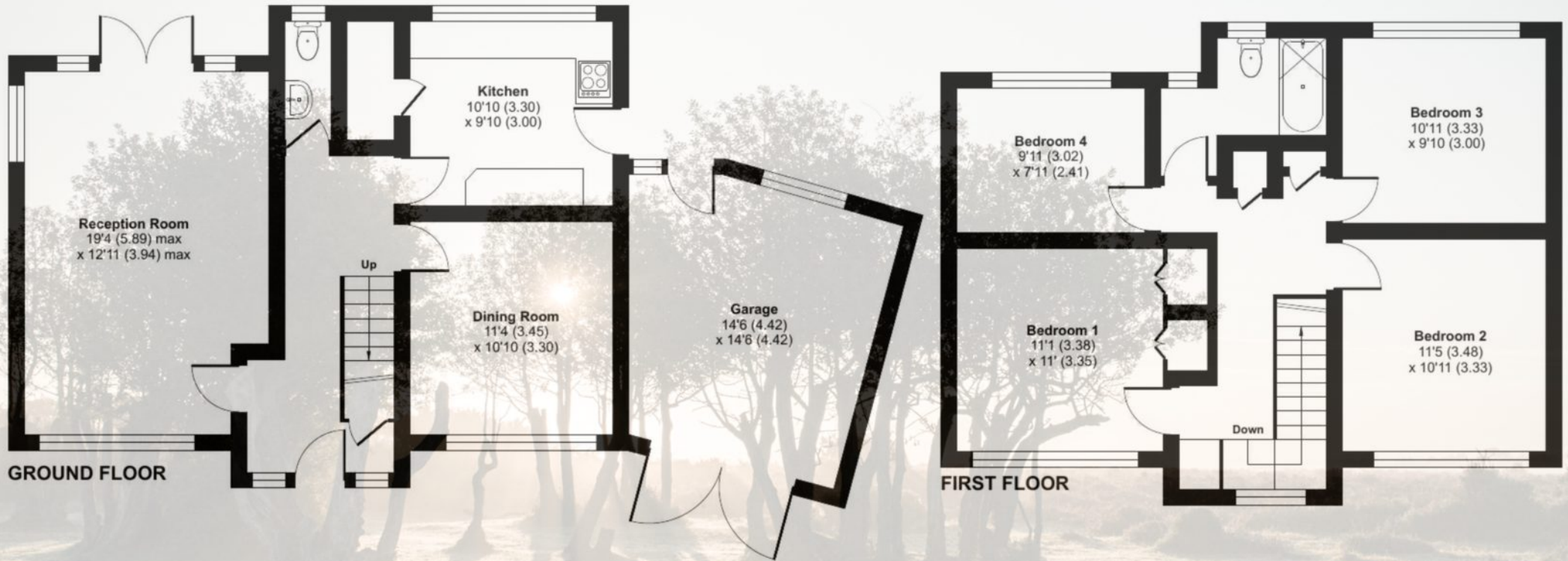


Approximate Area = 1345 sq ft / 124.9 sq m

Garage = 190 sq ft / 17.6 sq m

Total = 1535 sq ft / 142.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Spencers of the New Forest Ltd. REF: 1134726



## Grounds & Gardens

The property is approached at the end of the cul-de-sac via metal barred gates secured onto the low-lying brick wall with its hedging and tree line onto the driveway that leads to the front of the garage. The house itself sits well within its plot, allowing for access to the garden from both sides. The garden is mostly laid to lawn with a small patio stretching the width of the house giving you a nice outside seating area for al fresco dining. The grounds are flanked by fencing around the side and back of the property with further trees and hedging giving privacy all around the plot.

## Directions

Leave Brockenhurst heading north towards Lyndhurst on the A337. After approximately 3 miles bear left at Goose Green T junction onto Chapel Lane/A35 and proceed to the end of the lane. Turn right onto Bournemouth Road/A35 and then left shortly after into Knightwood Avenue. Proceed to the end of the road and bear right into Knightwood Close. The property can then be found at the end of the cul-de-sac on the left hand side.



## Services

Tenure: Freehold

Services: All mains services connected

Council Tax Band: E

Energy Performance Rating: D Current: 61 Potential: 79







## The Situation

The property is conveniently situated in a private cul-de-sac location, enjoying elevated views across meadowland opposite and 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).

For the yachtsman, the Georgian market town of Lymington (10 miles) offers a range of sailing facilities and access to the open waters of the Solent, whilst the historic and much famed village of Beaulieu is only 7 miles away. The M27 (Junction 1) at nearby Cadnam affords easy access to both Bournemouth, Southampton, Salisbury and the M3 Motorway network.

## 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 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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