



Roxy Cottage, 8 Park Close

Clay Hill, Lyndhurst, SO43 7DE

SPENCERS
NEW FOREST





8 PARK CLOSE

CLAY HILL • LYNDHURST • NEW FOREST

A charming, semi-detached property offering well-presented accommodation, a private garden, off-road parking for multiple vehicles and is offered to the market with no onward chain.

£425,000



2



2



1





The Property

Access is provided to the property through a covered porch which leads into a bright and airy sitting room, which in turn leads through to the lovely dining room which features a fireplace with an inset log burner and French doors leading out onto the garden.

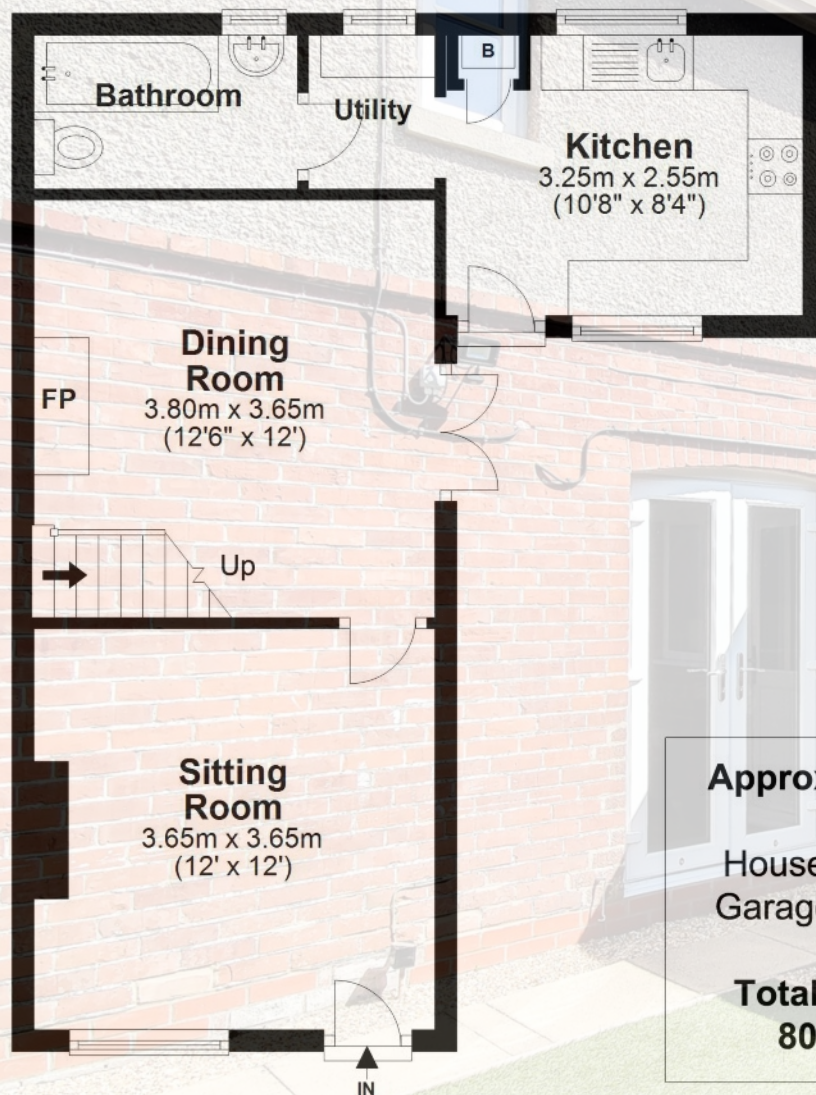
A useful utility area and three-piece bathroom sit at the back of the property which then in turn flows through to a lovely kitchen area with Shaker style base, wall and drawer units. Double aspect views allow for fantastic natural light and a further single door gives further access to the garden area.

Stairs from the dining room lead to the first floor, which offers two equally sized double bedrooms positioned on either side of the landing, both of which benefit from built-in wardrobes.



Floor Plan

Ground Floor



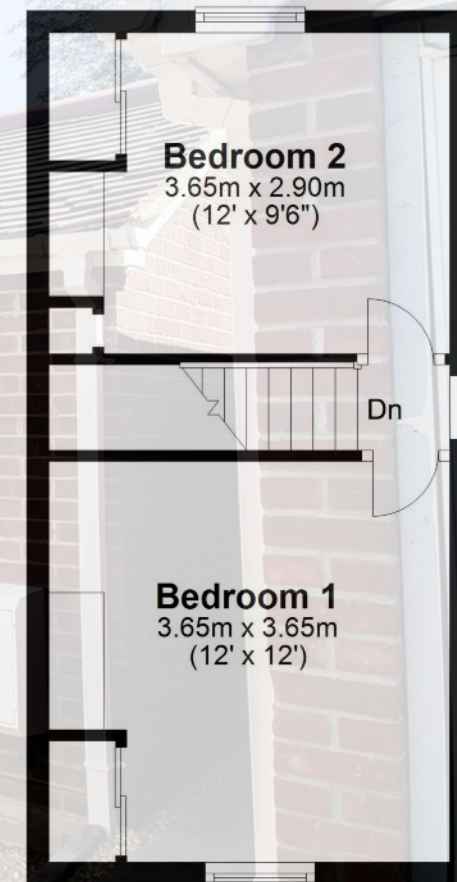
Garage
5.30m x 2.20m
(17'5" x 7'3")

Approx Gross Internal Areas

House: 69.2 sqm / 744.9 sqft
Garage: 11.6 sqm / 124.8 sqft

Total Approx Gross Area:
80.8 sqm / 869.7 sqft

First Floor





Grounds and Gardens

The property is approached from the main road through a gated entrance, leading onto a gravel driveway which provides parking for several cars with added benefit of a garage.

To the side of the property, there is a small private garden which is fenced off and has a single side gate providing access from the front parking area as well as a double gate, giving access to the garage.

Directions

From our office in Brockenhurst turn left and take the first left hand turn into Grigg Lane/B3055. Continue to the end of Grigg Lane and turn left onto the Lyndhurst Road/A337. Continue to follow the road for approximately three miles and the property will be found on your right hand side as you enter Lyndhurst, it is the fifth property past the Crown and Stirrup public house.

Additional Information

Energy Performance Rating: D Current: 61 Potential: 82

Tenure: Freehold

All mains services connected





The Situation

The property is located on the edge of the village of Lyndhurst with the open forest a few moments walk away. Ashurst Railway Station is close by, only 5 minutes away by car. The village 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.

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.



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

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