



10 Park Close

Clay Hill, Lyndhurst, SO43 7DE

SPENCERS
NEW FOREST





10 PARK CLOSE

CLAY HILL • LYNDHURST • NEW FOREST

An immaculately presented three-bedroom semi-detached cottage situated in Clay Hill, Lyndhurst, having been recently refurbished to an exacting standard.

With ample off road parking for several cars and within a moments' walk from the open forest, this makes for the ideal primary or second home.

£455,000



3



2



1





The Property

A gravel driveway leads to the front door of the home which enters into the main reception room, however, a path leads to the side of the property to a set of double doors that lead into the extended kitchen.

Through the French doors you enter into a lovely shaker style kitchen with both low level and eye level units all sat under a wood effect work surface. There is an integrated oven beneath a four-ring gas hob and space for fridge freezer and utilities complete the kitchen.

This lovely room opens up into a good-sized reception room currently used as a dining room, offering a versatile space with wooden flooring throughout and a breakfast bar seating area creates a natural divide between the kitchen and the dining room.

At the front of the property there is a cosy sitting room, accessed from the dining room, and this room has a multi-fuel stove nestled in the brick-built surround of the chimney breast. Bespoke fitted shutters cover the window and main front door giving this room a lovely element of seclusion.

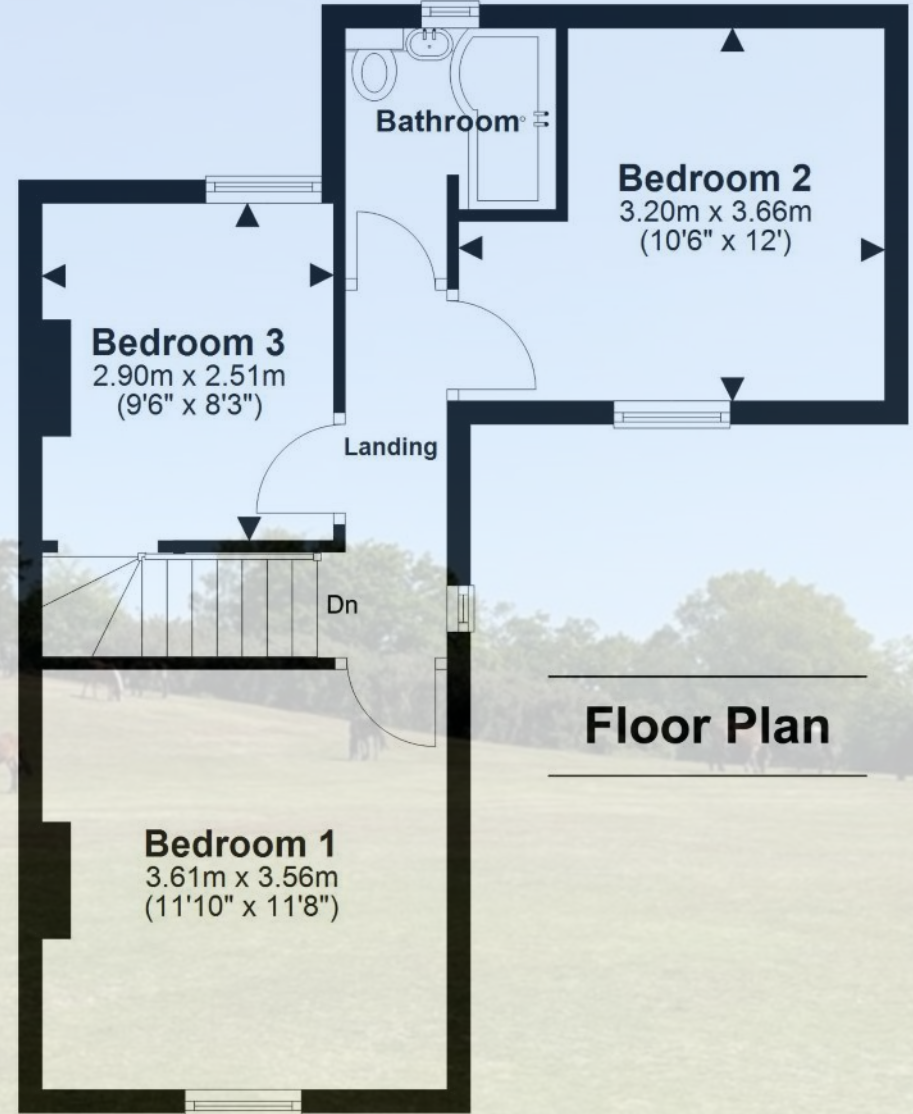
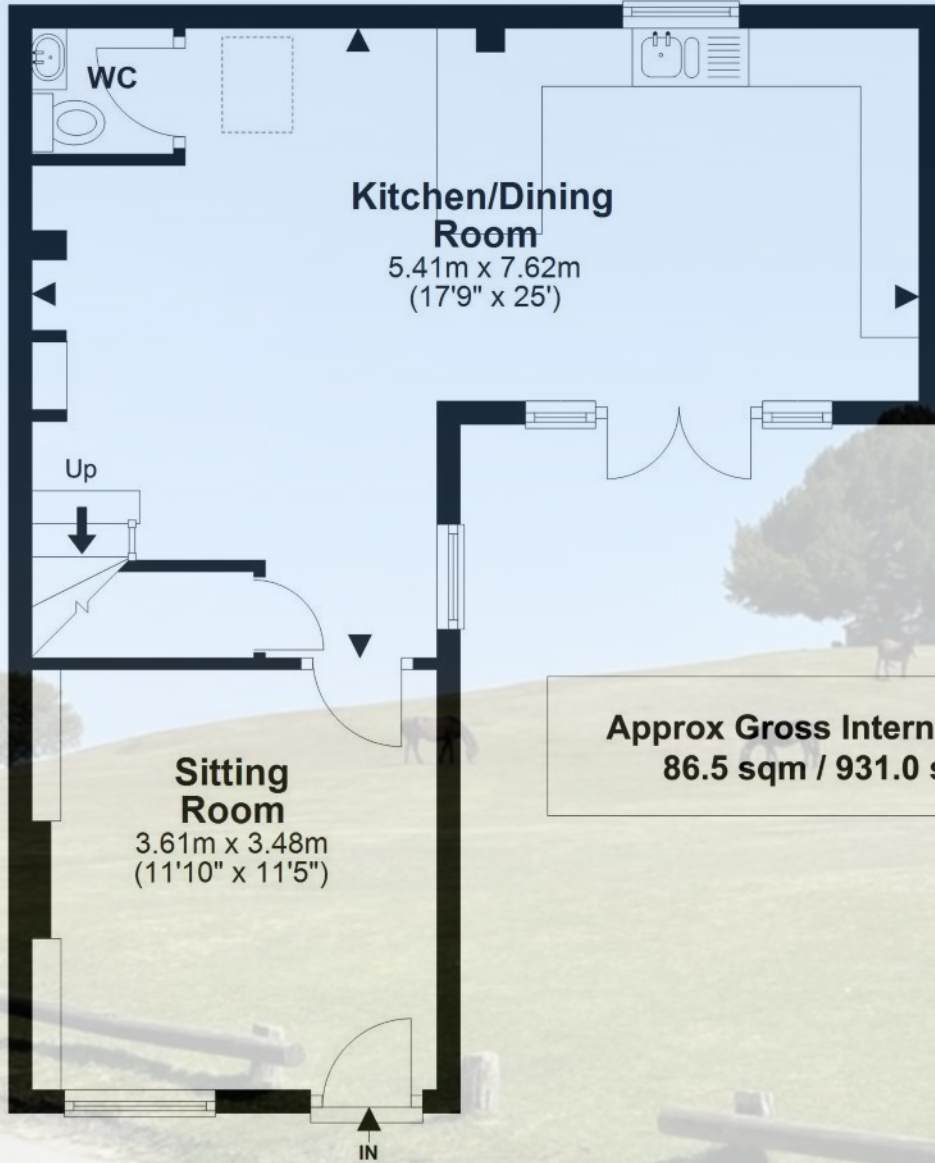
The downstairs accommodation is completed with a useful W/C and stairs that lead to the first floor.

The top floor accommodation offers two carpeted, well-proportioned double bedrooms, and a third bedroom is used as a spacious home office by the current owners.

Ground Floor



First Floor



Approx Gross Internal Area
86.5 sqm / 931.0 sqft

Floor Plan



Grounds and Gardens

The garden sits to the side and front of the property and is mainly laid to lawn and is fully enclosed by fencing and hedgerows, offering a good level of privacy. The current owners have recently had wall lights installed and a useful external power point.

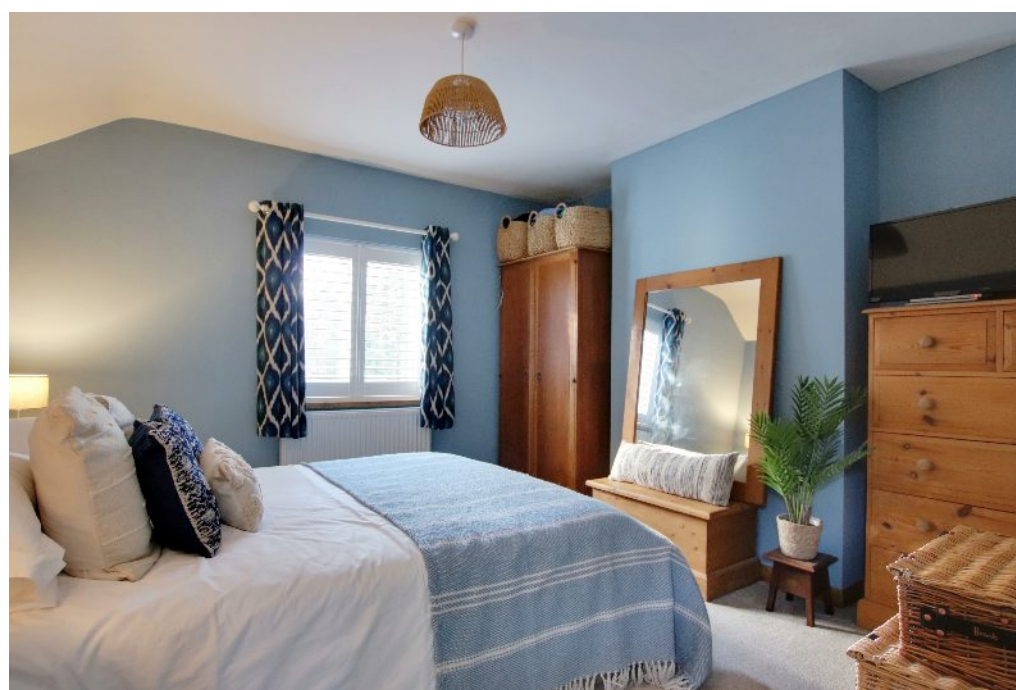
A gravelled pathway leads to the side and rear of the property where you will find a newly constructed shed, recently built wood store, and an ideal location for your BBQ.

Additional Information

Energy Performance Rating: D Current: 68 Potential: 85

Tenure: Freehold

All mains services connected





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 third property past the Crown and Stirrup public house.

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.



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:

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com