



29 Wellands Road

Lyndhurst, SO43 7AB

SPENCERS
NEW FOREST





29 WELLANDS ROAD

LYNDHURST • NEW FOREST

A well presented two-bedroom Victorian cottage within touching distance of the open forest and Lyndhurst high street.

*Offered to the market with over 1000 sq ft of living space and with the added benefit of off-street parking.
Further parking is offered in the car park at the end of the road for a nominal fee.*

£465,000



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3



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The Property

The main entrance to the property is accessed to the side of the house which leads you immediately into the hallway where you are met with your reception rooms either side and stairs leading to the first floor.

At the front of the property is a good size bright and airy reception room with lovely fireplace with brick surround, wooden flooring and bay window. Across the other side of the hallway you walk into a lovely dining room, also laid with wooden flooring, that could be used as an ideal further family room. From the family room/dining room you walk into a lobby area that allows further, alternative access from the front of the property giving you a lovely boot room entrance and access to kitchen.

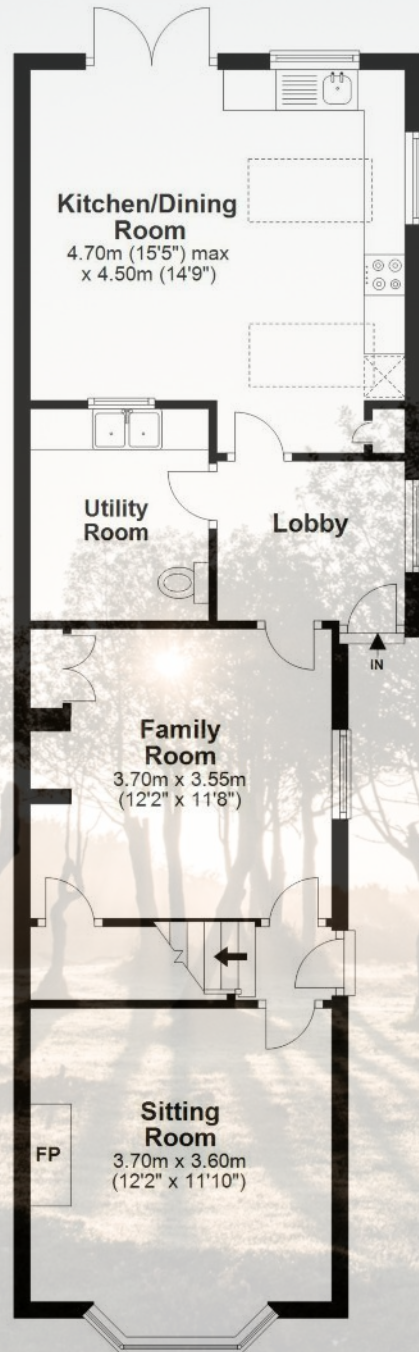
A large utility room sits from the lobby with W/C, storage space and double sink. At the rear of the house from the lobby you walk into a large extended kitchen with space for dining area. Both low level and eye level units run alongside the room and along the rear wall with integrated oven, electric hob, dishwasher and Fridge. French doors lead out to a lovely patio.

Stairs from the hallway lead to the first-floor landing where you are met with two double bedrooms and family bathroom. The principal bedroom is located at the front of the property and offers carpet throughout and built in wardrobes. The second bedroom has double aspect views allowing for great natural light and built in wardrobes. The four-piece family bathroom is located to the rear of the property at the end of the hallway.



Ground Floor

Approx. 61.8 sq. metres (665.2 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.5 sq. feet)



Total area: approx. 98.5 sq. metres (1060.6 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



Grounds and Gardens

A brick wall fronts the property boundary with space for car entry onto a small parking space which leads you to the front door of the property along a gravel driveway.

A wooden fence sits to the side giving access to the side of the property which in turn leads you to the rear garden. A patio stretches the width of the property from the French doors of the kitchen making it the ideal outside dining space. The patio then leads onto the main grassed garden section with storage units at the end.

Directions

From our office in Brockenhurst turn left and proceed up Brookley Road, taking the first turning on the left into Grigg Lane. Continue to the end of Grigg Lane and turn left onto the Lyndhurst Road. Continue along the road for approximately three miles until you are about to enter the one way system at Goose Green. Continue over the road into the one way system. Move into the left hand lane and, at the traffic lights turn left onto the A337 signposted Southampton M27. Follow the road for a short distance and turn right into Wellands Road. The property can then be found halfway down the road on the left hand side.



Additional Information

Tenure: Freehold

All mains services connected

Energy Performance Rating: D Current: 64 Potential: 77

Council tax band: D



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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