

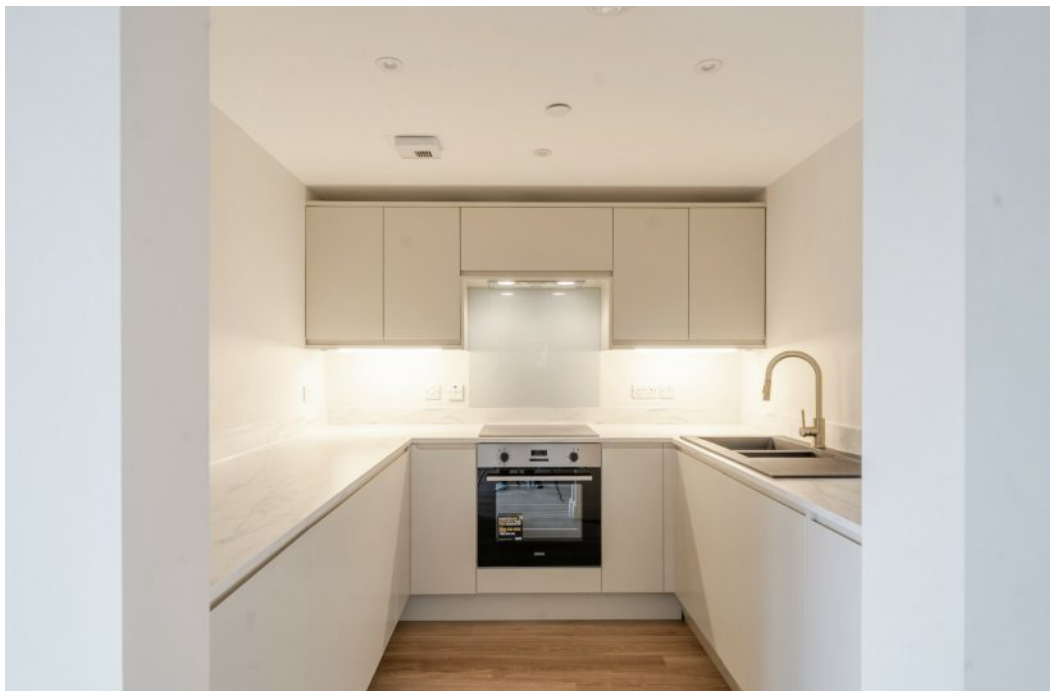


2 Woodlands

Pikes Hill, Lyndhurst, SO43 7AY



SPENCERS



Woodlands, located on Pikes Hill, is a stunning development of just five one and two bedroom apartments renovated by Cedar Rydal, completed to a high specification and situated within the beautiful New Forest National Park with wonderful woodland views.

The Property

In keeping with Cedar Rydal's reputation for attention to detail and uncompromising quality standards, each apartment at Woodlands has been meticulously renovated to set new benchmarks in comfort, convenience and craftsmanship. All five apartments combine heritage and a palpable sense of place within contemporary interiors, to create homes to fall in love with.

2 Woodlands is a beautifully designed two bedroom ground floor apartment which benefits from a resident's private drive boasting automated electric entry gates, two designated parking spaces, a private landscaped rear garden and access to the communal orchard garden. The front door, with storm porch over, leads you into an entrance hallway with cloaks cupboard and access to bedroom two to your right. Bedroom two, with front aspect is a generous single/small double or would be ideal utilised as a home office. Leading through into the open plan living/dining room with double aspect bi fold doors onto the private rear garden. The modern, stylish kitchen is complete with marble compact laminate worktops, a range of base, wall and drawer units and integrated appliances, including an induction hob with extractor over, oven, fridge/freezer, dishwasher and washing machine.

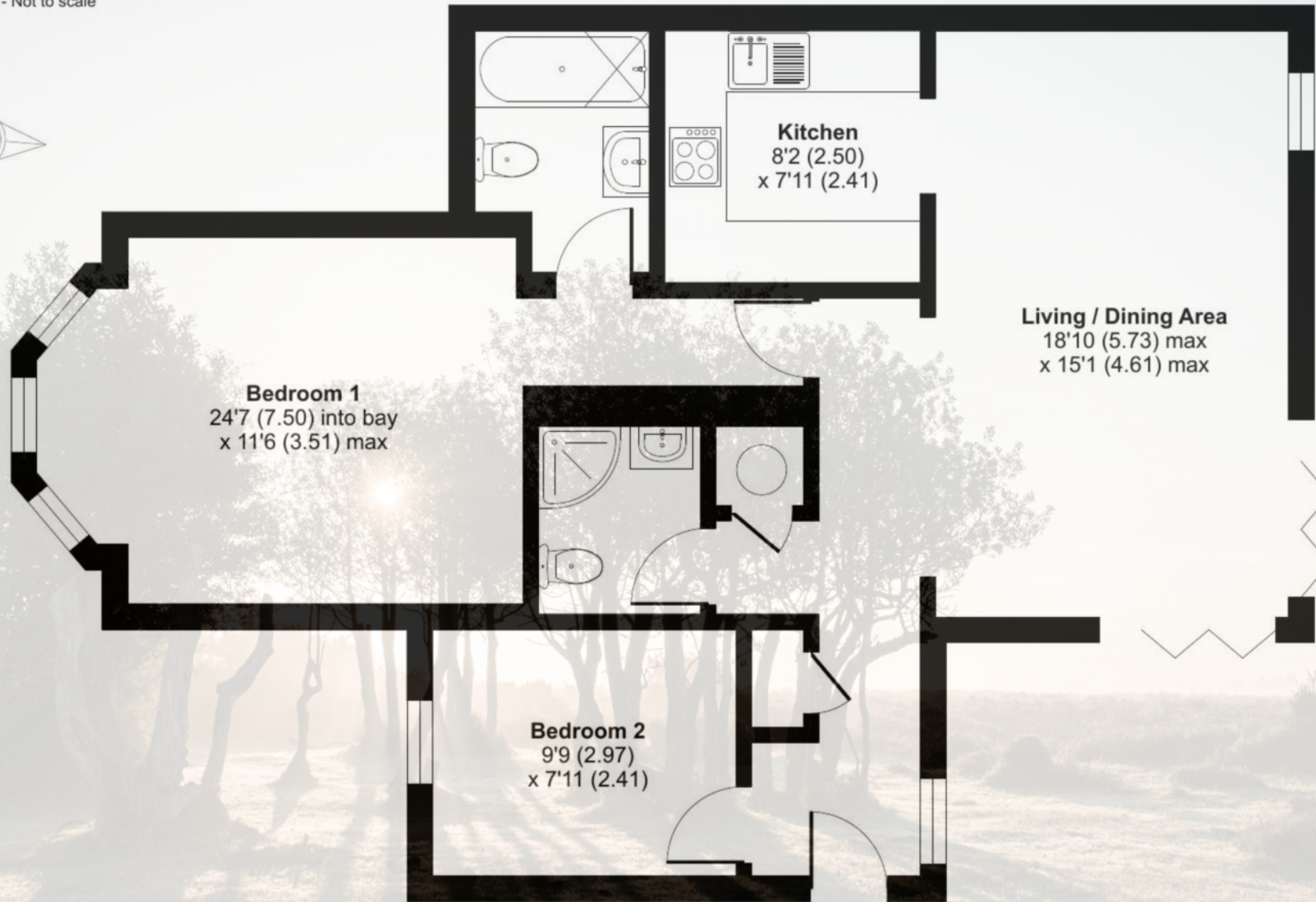
£450,000

 2
  1
  2

2 Woodlands, Pikes Hill, Lyndhurst, SO43

Approximate Area = 772 sq ft / 71.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2025.
Produced for Spencers of the New Forest Ltd. REF: 1331437



The Property Continued...

Oak effect flooring in the reception room and extra plush carpet to the bedrooms, with underfloor heating throughout. A shower room with spacious walk in shower cubicle, basin and WC.

The principal bedroom features a large bay window to the front aspect with sash windows and an ensuite bathroom with a bath with shower over, basin and WC.

General Specification Comprises:

- Highly insulated apartments with EPC rating B
- Demand controlled mechanical ventilation, balancing indoor air quality with energy savings
- Electric vehicle charging point infrastructure
- TV & data points to bedrooms and living rooms
- Ultra-fast broadband – fibre to the property
- 10-year structural warranty
- Sprinkler systems throughout

Grounds & Gardens

The private rear garden is laid with a large area of sandstone paving patio, accessed via the bi fold doors, and a strip of lawn with close panel fencing to enclose the garden. The property also benefits from an external power socket and tap.

There is a side gate leading back to the communal orchard garden and parking area.

Important Notice

Spencers Property 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.



Additional Information

Tenure: Share of freehold

Term: 999 year lease from build completion.

Service Charge: £1,000 per annum.

Energy Performance Rating: B Current: 88 Potential: 88

Council Tax Band: TBC

Services: Mains electric, water and drainage

Heating: Air source heat pump

Property Construction: Part standard construction with timber framed extension to the rear and left hand side.

Flood Risk: Very Low

Broadband: FTTP - Fibre to the property directly.

Parking: Two allocated parking spaces and communal parking.

Agents Note: The adjacent Fenwick Hospital has submitted a planning application.

Agents Note: The furniture in the photos has been virtually staged.

The Situation

The property is located in the highly sought after Pikes Hill. Lyndhurst, situated in the heart of the New Forest National Park, provides an excellent range of amenities and facilities including a range of boutique shops and everyday stores, public houses, restaurants, hotels and a well-regarded primary school.

Southampton, by road, is about 8 1/2 miles distant and there are mainline rail services available at Brockenhurst and Ashurst, both approximately 4 miles away, with Brockenhurst also offering an excellent sixth form college. The M27 at Cadnam is within approximately 4 miles, giving access to Portsmouth and Bournemouth via the M27 and Winchester and London via the M3.



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@spencersproperty.co.uk

www.spencersproperty.co.uk