



10 Princes Crescent

Lyndhurst, SO43 7BS

SPENCERS
NEW FOREST





10 PRINCES CRESCENT

LYNDHURST • NEW FOREST

A beautiful Victorian five bedroom semi-detached house in a quiet lane with off road parking and sunny garden. Sympathetically refurbished by the current owners to include a stunning kitchen. Four reception rooms, including a spacious conservatory.

Within easy reach of the open forest and the amenities of Lyndhurst.

£865,000



5



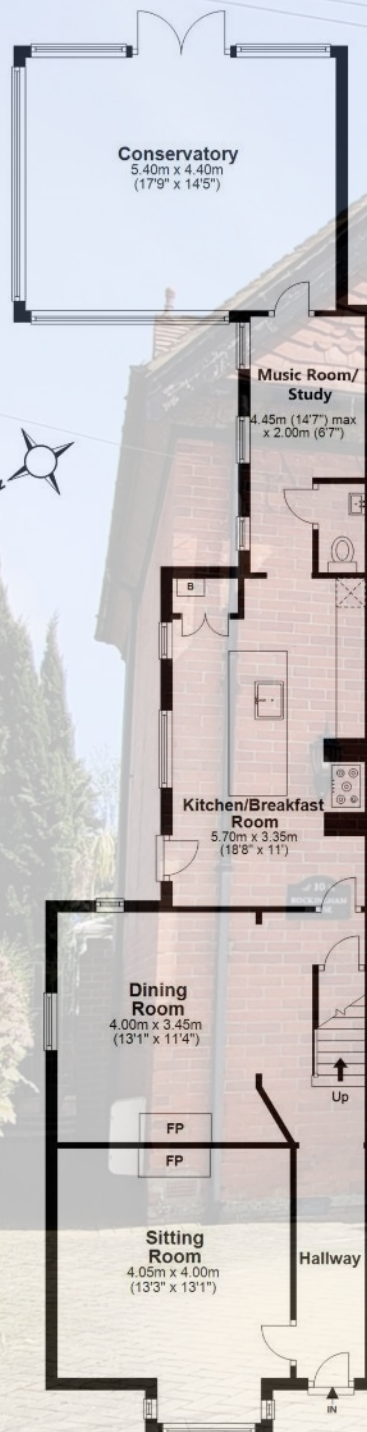
4



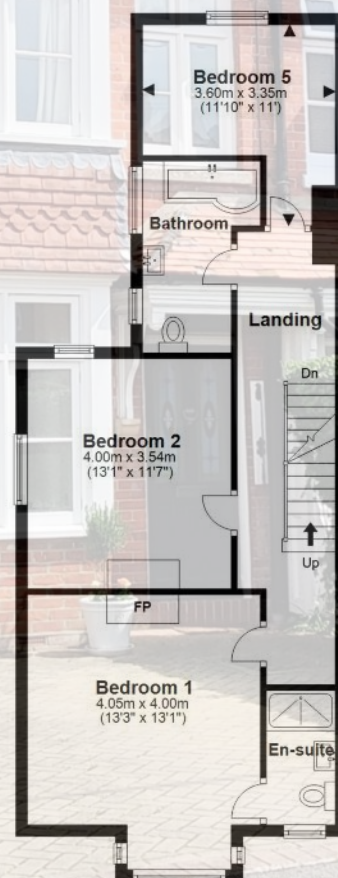
2



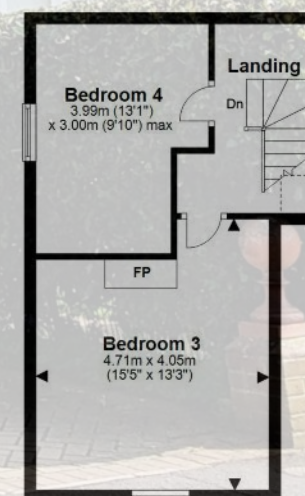
Ground Floor



First Floor



Second Floor



Floor Plan

Approx Gross Internal Areas

Ground Floor: 97.2 sqm / 1046.0 sqft

First Floor: 64.2 sqm / 691.4 sqft

Second Floor: 35.3 sqm / 379.9 sqft

Total Approx Gross Area:

196.7 sqm / 2117.3 sqft



The Property

The hallway has a beautiful light Porcelanosa tiled floor which extends passing the dining room and into the kitchen and music room. The sitting room has an attractive bay window and ornate fireplace and is positioned to the front of the house. The dining room has a log burning stove and is open to the inner hallway where the original staircase rises to the first floor.

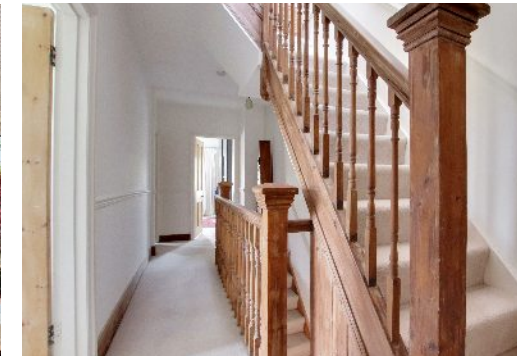
The design & built kitchen is a feature of note, flooded with light having two full length windows overlooking the side terrace and a door to the terrace and garden. There is a large central island and the whole is fitted with two shades of white satin gloss storage cupboards with lightly marbled-quartz work surfaces above. Of particular note is the Villeroy & Boch sink, Hans Grohe tap and Laura Ashley handles. There is an integral dishwasher and space for a fridge/freezer and washing machine as well as a range style cooker which sits within an alcove.

The kitchen opens to the music room/study where there are windows and velux roof units making this a lovely light space and where steps lead into the large conservatory with a fitted dresser and doors to the garden.



The first floor comprises the principal bedroom suite with stunning shower room and bay window to the front aspect. There are two further bedrooms and a family bathroom to this level and then the staircase rises again to two further bedrooms.

Agents Note: The property is double-glazed throughout. The front bays, dining room and kitchen are Hard-Wood, bespoke made to match the original designs.





Grounds & Gardens

There is an off road parking area for two vehicles to the front of the property, access around the side of the house to the private terrace where the grounds continue around to the rear garden. The garden is laid to lawn and a large wooden store is positioned to the far end.

Services

Tenure: Freehold

Services: All mains services

Energy Performance Rating: D

Directions

From Lyndhurst, proceed down the High Street onto the A35 Southampton Road, passing Bolton's Bench on your right and La Pergola restaurant on your left. Follow the road for a short distance and take the second left hand turning into Princes Crescent. The property can be found on the right after around 150 metres.

The Situation

Princes Crescent is a highly sought after location on the edge of the village of Lyndhurst and within a short walk of the open forest. 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). Located in this quiet backwater, 10 Princes Crescent is situated within a short walk of the open New Forest. 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 Information

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 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 S042 7RA

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

www.spencersnewforest.com