



11a Cedar Mount

Lyndhurst, SO43 7ED

SPENCERS
NEW FOREST





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LYNDHURST • NEW FOREST

An impressive two double bedroom new build detached property in excess of 860 sqft, which has just been completed to exacting standards offering impressive eco credentials to allow for a highly efficient property with minimum running costs and achieving a rare EPC rating of A.

The property benefits from air source heat pumps providing underfloor heating, solar PV panels, off street parking and a good sized rear garden and is set conveniently for local amenities and access out to the forest.

£439,500



2



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The Property

A contemporary composite door with frosted glazed slip leads into a generous dual aspect hallway with picture side window, which in turn leads to the cloakroom, living room and kitchen, with a stairwell ascending to the first floor.

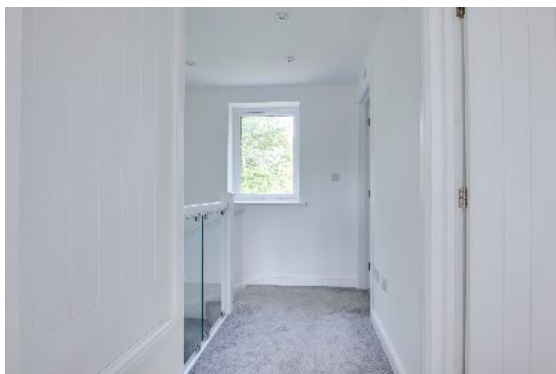
The light and airy sitting room is of a good size and benefits from two sets of large floor to ceiling bifolding doors overlooking the pretty enclosed rear garden and leading out to a large terrace. There is a choice of a couple of flooring options available to suit a buyers requirements of either ceramic tiling or carpeting to be installed after exchange of contracts.

The kitchen is fully fitted with a comprehensive range of modern wall and base units with coordinating quartz work surfaces, extensive integrated appliances include an induction hob with extractor unit over and built-in oven set underneath, an inset sink, built under fridge, freezer, dishwasher, washing machine and tumble dryer. Large windows overlook the front garden.

A modern cloakroom is set off the hallway completing the ground floor accommodation.

To the first floor, a landing area with rear aspect window links to the two good sized double bedrooms both overlooking the front with elevated views.

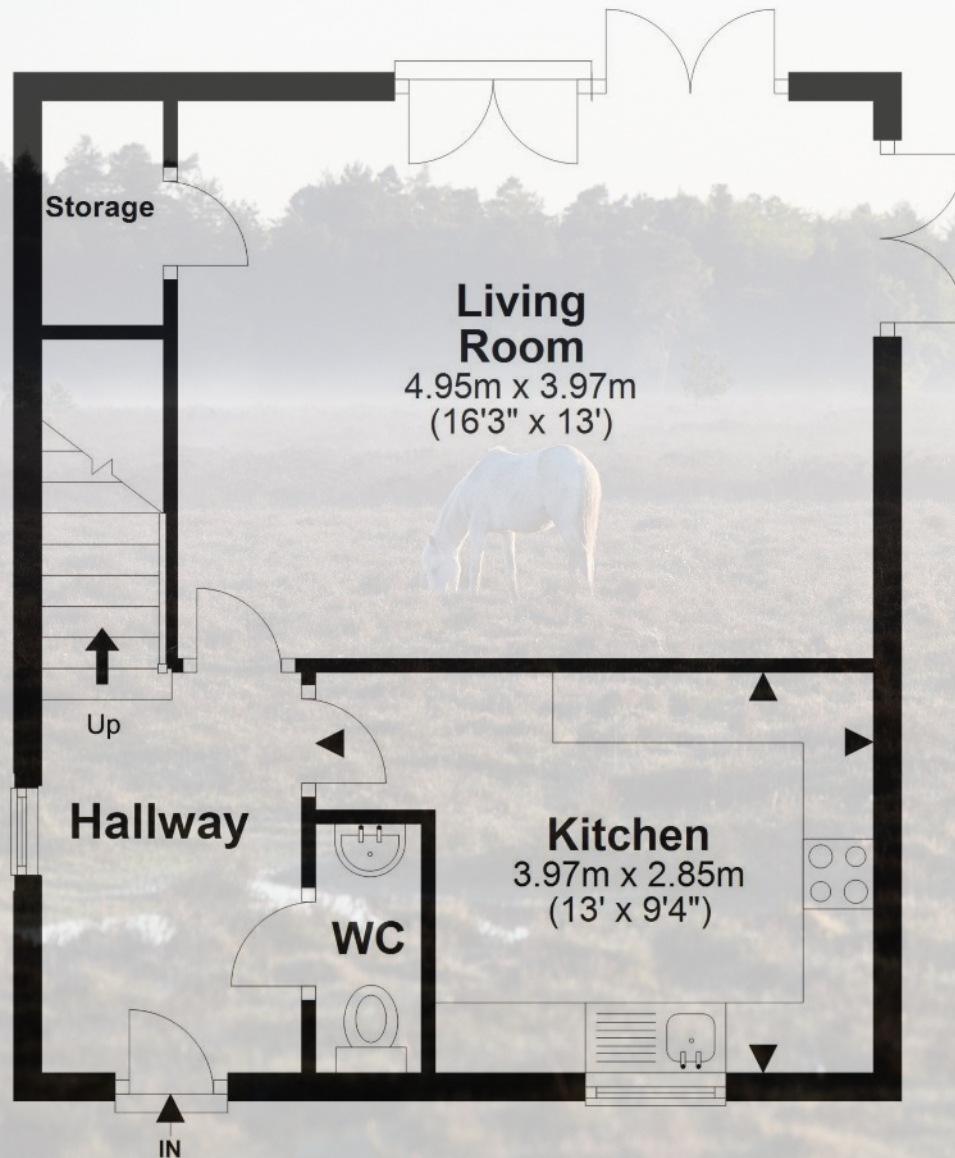
A particularly generous family bathroom is set to the rear of the property comprising a panelled bath, separate shower cubicle, his and hers wash basins and w/c.



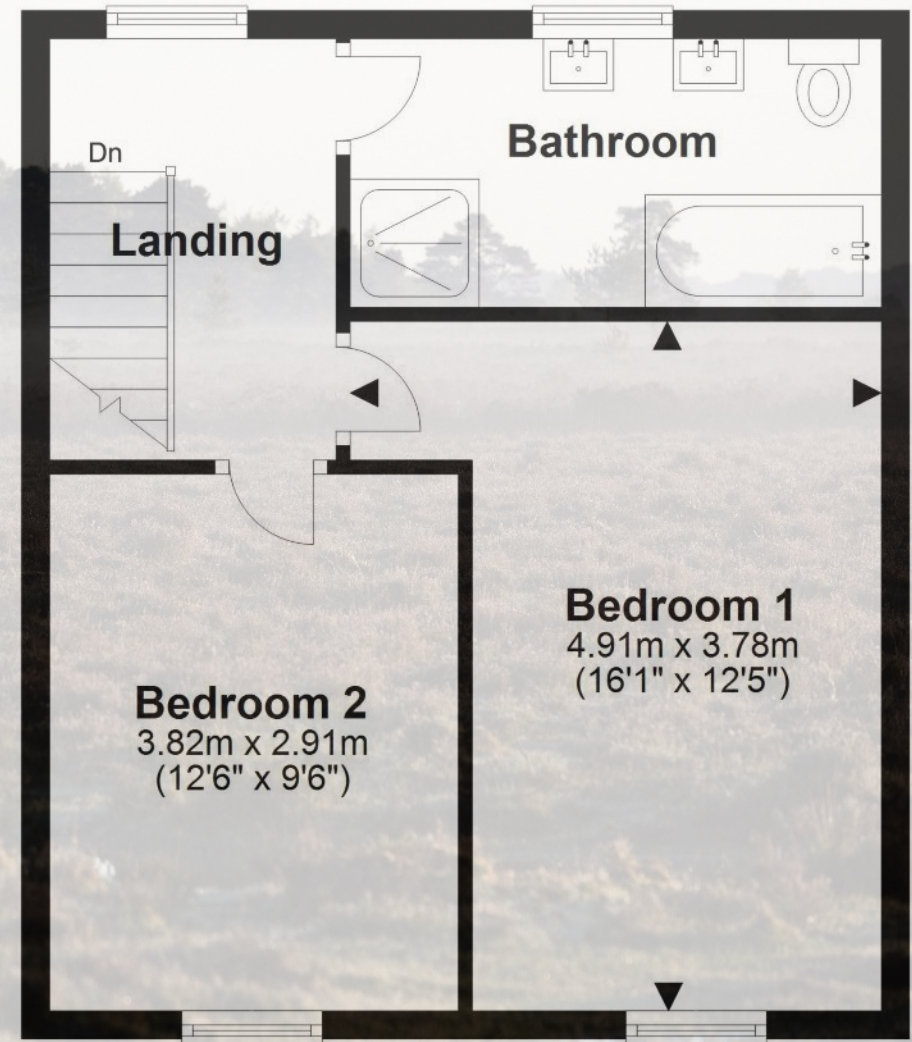
Floor Plan

Approx Gross Internal Area: 80.7 sqm / 869.0 sqft

Ground Floor



First Floor





Specifications

- Invest in an energy efficient smart home built to achieve the highest ECO principles. Comprising an exceptional Air Permeability Test results of 1.7 M3hr. This new build has a A+107 energy rating with minimal annual running costs.
- Carbon emissions -0.9 tonnes of CO2
- Air permeability Test 1.7 M3hr
- This is achieved with an exceptional build quality incorporating 0.0021 W/MK rated wall cavity insulation and triple insulated loft space.
- Integrated roof solar panels system with twin battery storage including electric vehicle charging point available.
- 7.4KW Air Source heat pump powering individual room thermostatically controlled water underfloor heating on all levels.
- Argon filled Triple glazed windows.
- New build Warranty included for 6 years with additional individual 10 year warranty's on appliances in the home.
- Loft space has raised storage area with integrated ladder.
- Sale price includes rooms with carpet.
- Option to have porcelain tiles / engineered wood flooring in the lounge at additional cost.
- Garden areas will be laid to lawn.

Additional Information

All mains services connected

Tenure: Freehold

Energy Performance Rating: A Current 107 Potential 107

Council Tax Band: TBC

Broadband Basic: 16 Mbps Superfast: 42 Mbps



Grounds & Gardens

To the front of the property is a block paved driveway providing off road parking facilities and leading up to the main entrance. Adjoining the driveway is a small area of lawn flanked by herbaceous planting and ornamental tree with a low rise brick wall. Gated side access leads to the rear garden.

The pretty rear garden offers a corner plot and is enclosed with lapwood fencing. Adjoining the rear of the property and accessed from the sitting room is an attractive large paved terrace for outdoor dining. Steps lead down to an area planted with mature shrubs and trees offering privacy and screening.

NB. The open forest and much famed location of 'Bolton's Bench' is easily accessible, being located just off the bottom of the high street.



The Local Area

The property is tucked away in a popular cul-de-sac location within easy reach of Lyndhurst High Street. Lyndhurst 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 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 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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