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ESTATE AGENTS

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# Holly Cottage, Southampton Road SO43 7BU

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£455,000

- Two bedroom Victorian cottage
- Views across to Boltons Bench and open forest
- Sympathetically extended on the ground floor providing generous sized reception rooms
- First floor bathroom
- Off-road parking to the rear of the property
- Retained character and features throughout
- Walking distance to the village and its amenities
- Offered with no onward chain







2



1



2

We are delighted to be offering this stunning Victorian cottage which has fantastic views over to the open forest and is only a short stroll away from Lyndhurst High Street. Nestled amidst the picturesque surroundings, this delightful home offers two extended reception rooms, a cottage-style kitchen with a stable door, two generously sized bedrooms, and an upstairs bathroom. Off-road parking is located at the rear of the property, as is, the charming and private Garden.





Welcome to Holly Cottage. This two bedroom Victorian cottage is a true gem nestled amidst the serene surroundings of Lyndhurst.

As you approach this picture-perfect property, the charming exterior captivates you with its classic Victorian architecture and delightful country garden.

Step inside, and you'll be greeted by a warm and inviting atmosphere that perfectly blends traditional charm with modern comforts.

The ground floor of this cottage has been extended providing further space in both the sitting room and dining room, making these rooms ideal for both relaxation and entertaining guests.

The sitting room is located at the front of the property and offers a lovely space for relaxing around the centrally located fireplace and with views over the beautifully maintained front garden.

The dining room is as equally as impressive in size with french doors opening onto the rear garden. A lovely notable feature of this room is the original bread oven which serves as a captivating reminder of the home's rich history and adds a touch of character to the space.

A door leads through into the cottage style kitchen which features a breakfast table and chairs and a stable door opening into the garden.











On the first floor, you'll find two double bedrooms, each offering a peaceful sanctuary for relaxation and rest. The thoughtful layout ensures ample storage space and allows for flexible furniture arrangements. Additionally, the family bathroom, which was formerly a third bedroom, features a white three piece bathroom suite.

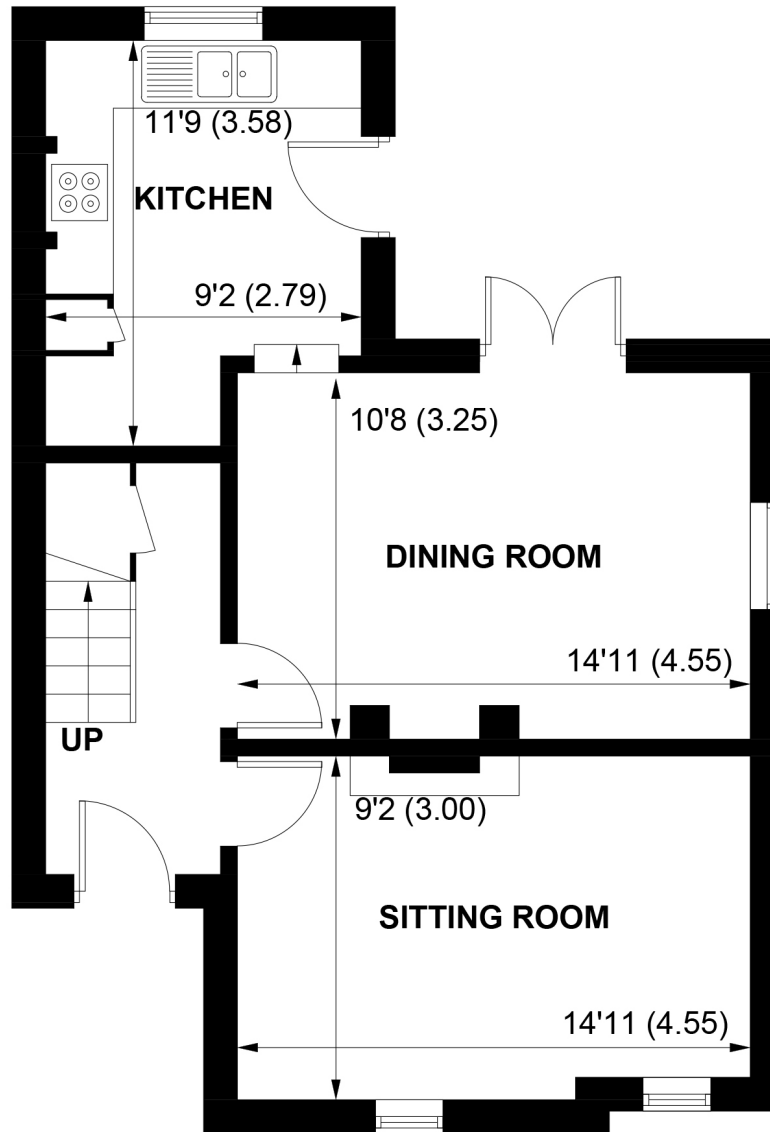
Outside, the small yet meticulously maintained gardens provide an idyllic retreat. Whether it's enjoying breakfast on the rear patio, pottering around the garden, or simply soaking up the sunshine, the gardens offers a private oasis to escape the hustle and bustle of everyday life. Conveniently located at the rear of the property Is off-road parking for a single car.

The front aspect of the cottage offers lovely views across to Boltons Bench and the open forest.

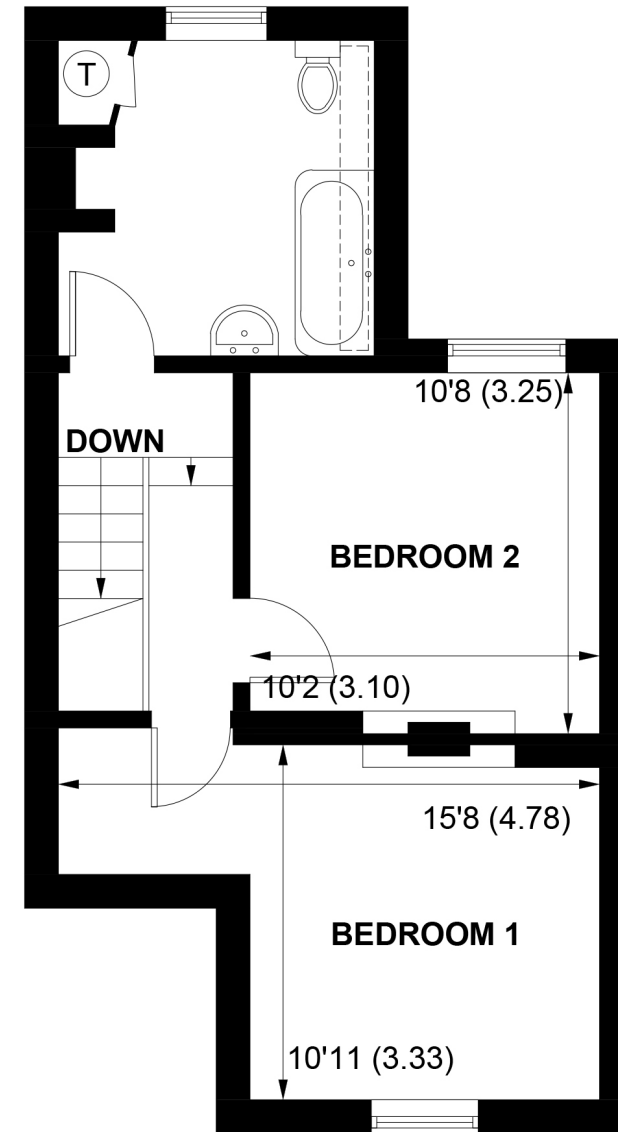


All mains services connected  
Energy Performance Rating: D Current 63 Potential 85  
Council Tax Band: D





**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 873 SQ FT / 81.1 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©  
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