



**Red Cottage**

*Clay Hill, Lyndhurst, SO43 7DE*

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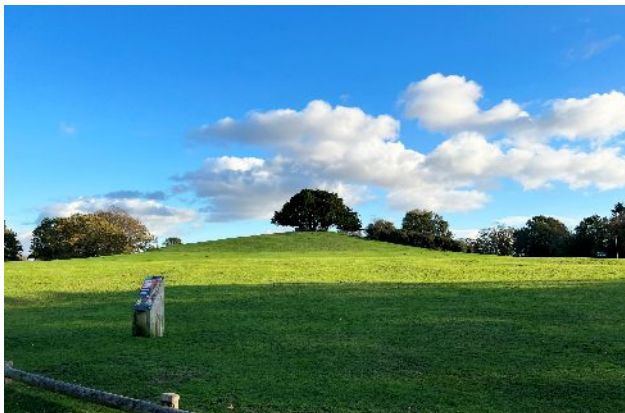
# RED COTTAGE

CLAY HILL • LYNDHURST

*A traditional three bedroom detached forest cottage that has been beautifully refurbished and extended.*

*Extensive outbuildings include a garden studio, gym, workshop and garage. Ample parking and delightful landscaped gardens.*

£775,000





## The Property

An oak framed porch leads into the main side entrance to the property and to the beautiful kitchen. This stunning area has a polished ceramic tiled floor and coordinating worktops over high gloss white storage cupboards. A feature of the room is the oak staircase with glazed balustrade leading to the first floor. Underneath this feature is a bespoke oak wine rack with subtle lighting and the doorway to the dining room where there is another entrance door with enclosed porch. The walls and ceilings of the dining room have exposed beams and excellent ceiling height.

A beautiful arched doorway leads to the main sitting room. Also accessed from here is the family snug with inset log burning stove and exposed wall and ceiling beams. The main sitting room has another log burning stove, windows to dual aspects and doors to the rear garden.

The first floor accommodation comprises bedroom one with one wall of fitted wardrobes and storage cupboards. Bedroom two with a front aspect window and ceiling light tunnels. Bedroom three has a front aspect window and ceiling light tunnel.

The family bathroom is spacious with vaulted ceiling, large walk in shower cubicle and separate bath, WC and vanity unit.





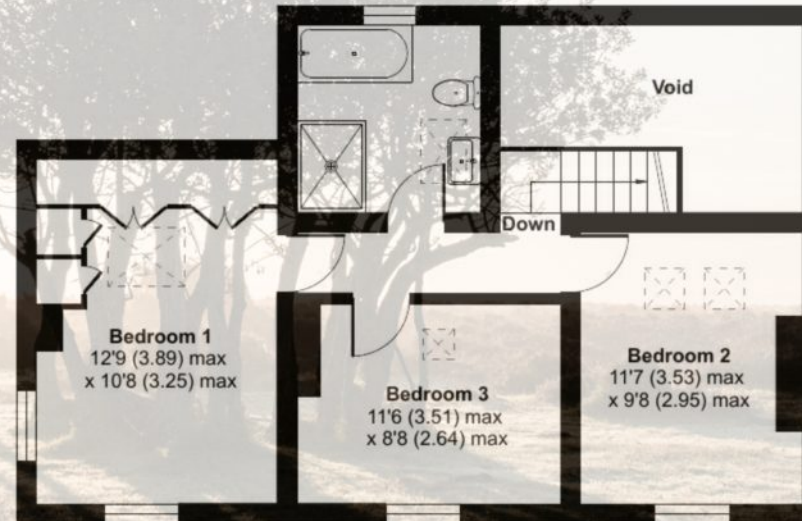
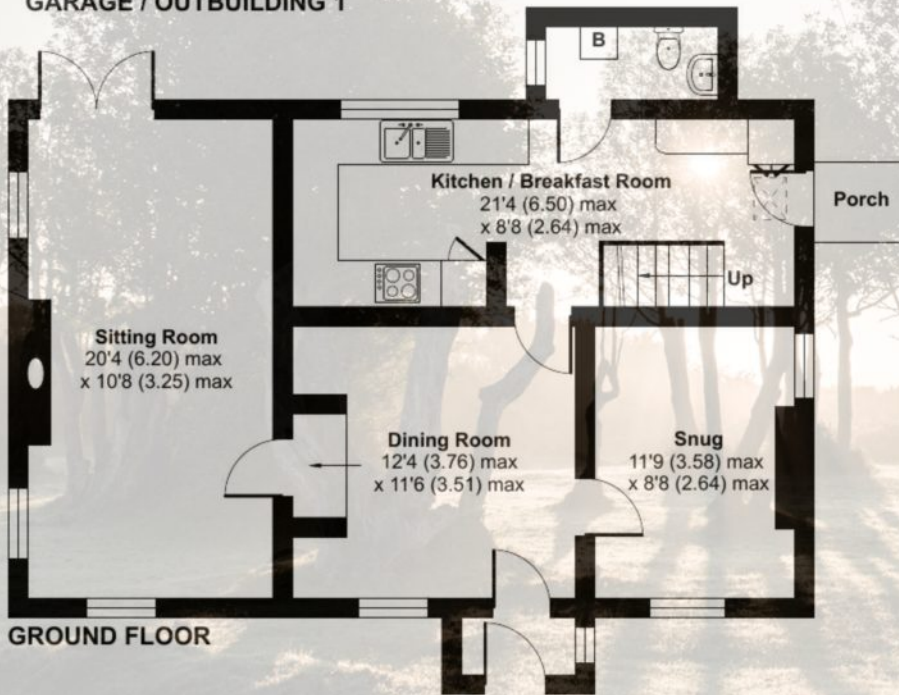
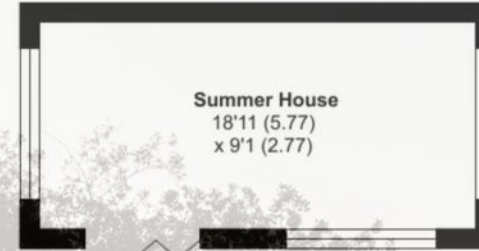
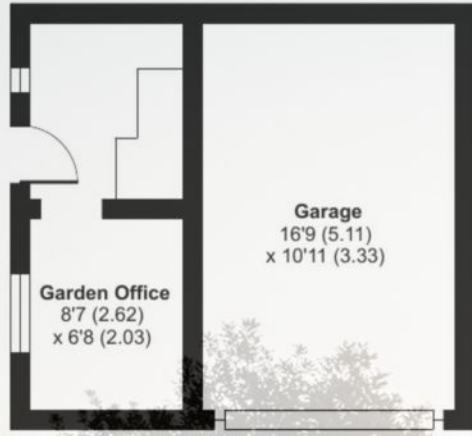
Approximate Area = 1277 sq ft / 118.6 sq m (excludes void)

Garage = 185 sq ft / 17.1 sq m

Outbuilding = 454 sq ft / 42.1 sq m

Total = 1916 sq ft / 177.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Spencers of the New Forest Ltd. REF: 1172940





## Grounds & Gardens

A feature of note is the generous plot with ample parking behind the timber entrance gates and in front of the detached garage and outbuildings.

The garden has been extremely well planned with beautiful lawns and pathways interspersed with planting. Spaces for al fresco dining including a large terrace with outdoor stove and kitchen area.

There is a newly constructed garden studio with bi-folding doors. The garage has a secure electric roller door and incorporates an area of workshop. There is an office incorporating a kitchenette and a separate dedicated gym with a log store nearby.



## Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: D Current: 62 Potential: 82

Construction Type: Traditional construction. Brick walls under a clay tiled roof.

Mains gas, electric, water and drainage

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property.

Mobile coverage: No known issues, buyer to check with their provider.  
ADSL broadband





## Directions

From our office in Brockenhurst turn left and take the first left hand turn into Grigg Lane/B3055. Continue to the end of Grigg Lane and turn left onto the Lyndhurst Road/A337. Continue to follow the road for approximately three miles and the property will be found on your right hand side as you enter Lyndhurst just before the turning into Beechen Lane.

## The Situation

The property is located on the edge of the village of Lyndhurst with the open forest a few moments walk away. Ashurst Railway Station is close by, only 5 minutes away by car. 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). The M27 (Junction 1) at nearby Cadnam affords easy access to both Bournemouth, Southampton, Salisbury and the M3 Motorway network.

## 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 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.





For more information or to arrange a viewing please contact us:

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