



FELLS GULLIVER
ESTATE AGENTS

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16 Queens Road, Lyndhurst, SO43 7BR

£435,000

- Charming cottage
- Close to Open Forest
- Sitting room with fireplace
- Large kitchen dining room
- Modern bathroom
- Requested location
- Period features
- Two spacious double bedrooms
- Useful garden room /home office
- Enclosed garden with al-fresco entertaining space





2



1



2

Super period property nestled just outside the village centre in a quiet residential street. This lovely cottage retains a wealth of period features and charm and is offered in good decorative order.

As the capital of The New Forest, the pretty High Street offers an eclectic range of boutiques, eateries and public houses with a local library, village hall and visitor centre, Lyndhurst also has a doctors and dentist practice and is a short stroll from the open Forest. It is often the focal point for people relocating to the area to start their property search.



Approached over a pretty front courtyard, the hardwood front door leads into a comfortable sitting room with sash windows and open fireplace. There is an inner lobby giving access to the stairs leading to the first floor.



The kitchen family room is a super size with ample space for a table and a lovely environment for relaxed informal entertaining. A modern bathroom completes the ground floor.



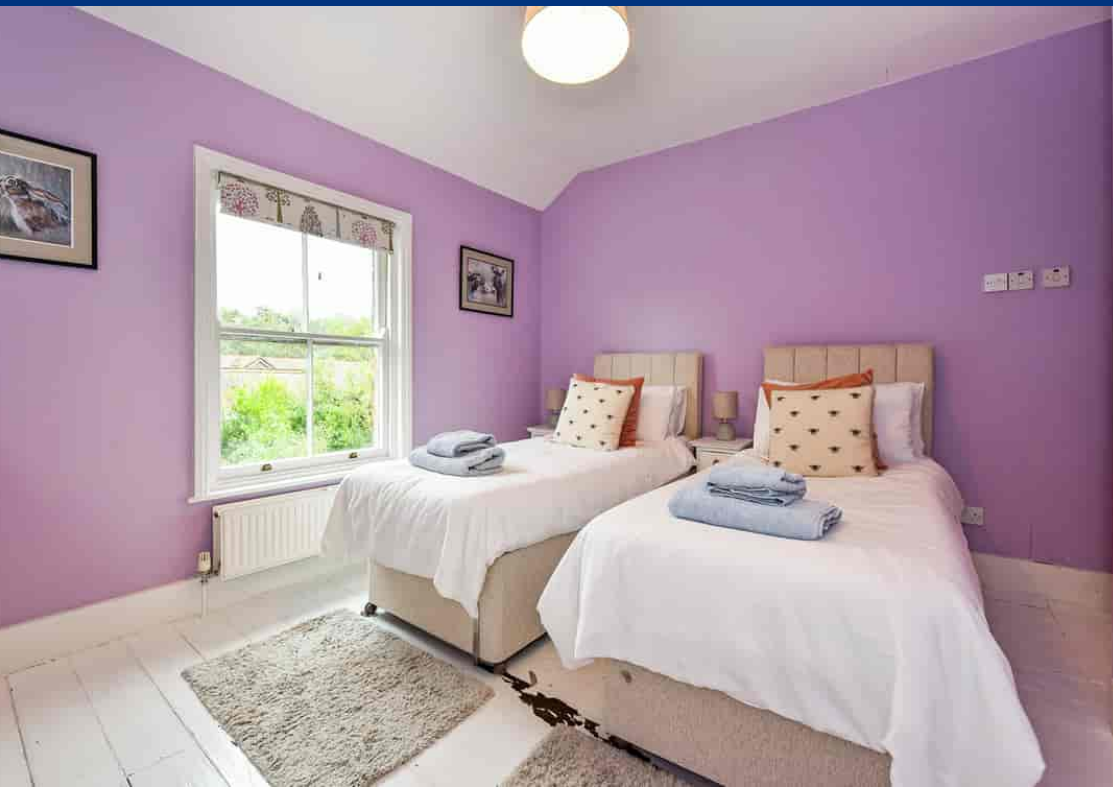
The two well proportioned bedrooms are accessed off the landing, with the back bedroom having views over the gardens.



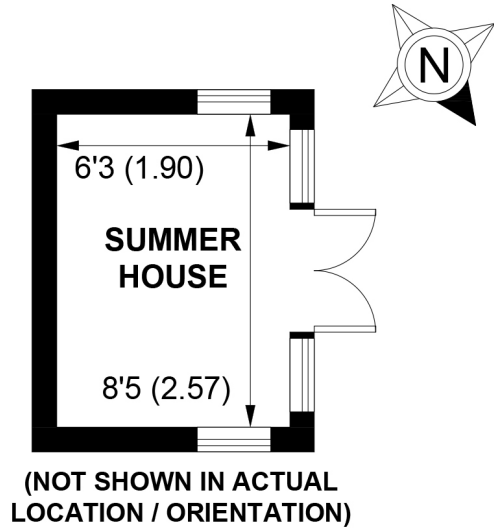
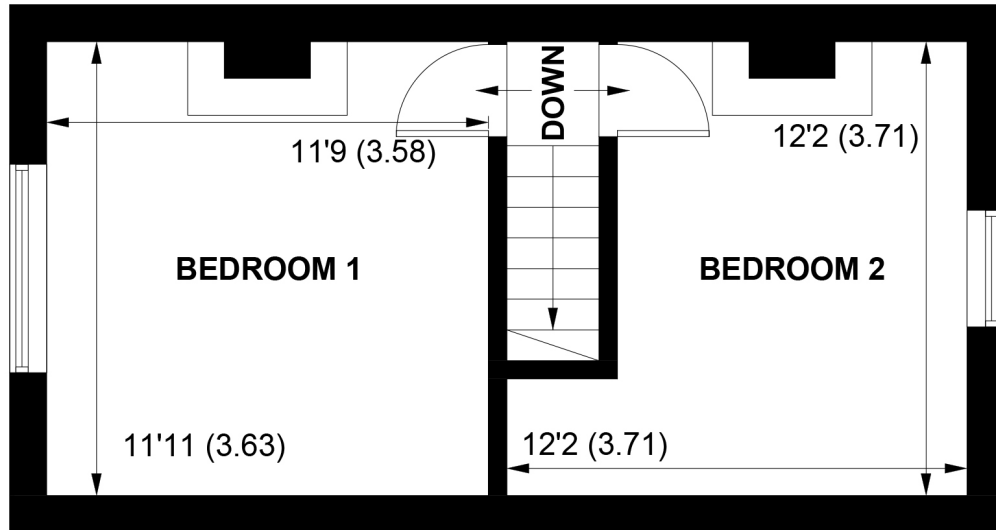


The rear garden is pretty with borders and shrubs with the majority laid to lawn. At the rear of the garden is a very useful Summer house that could be used as a home office.

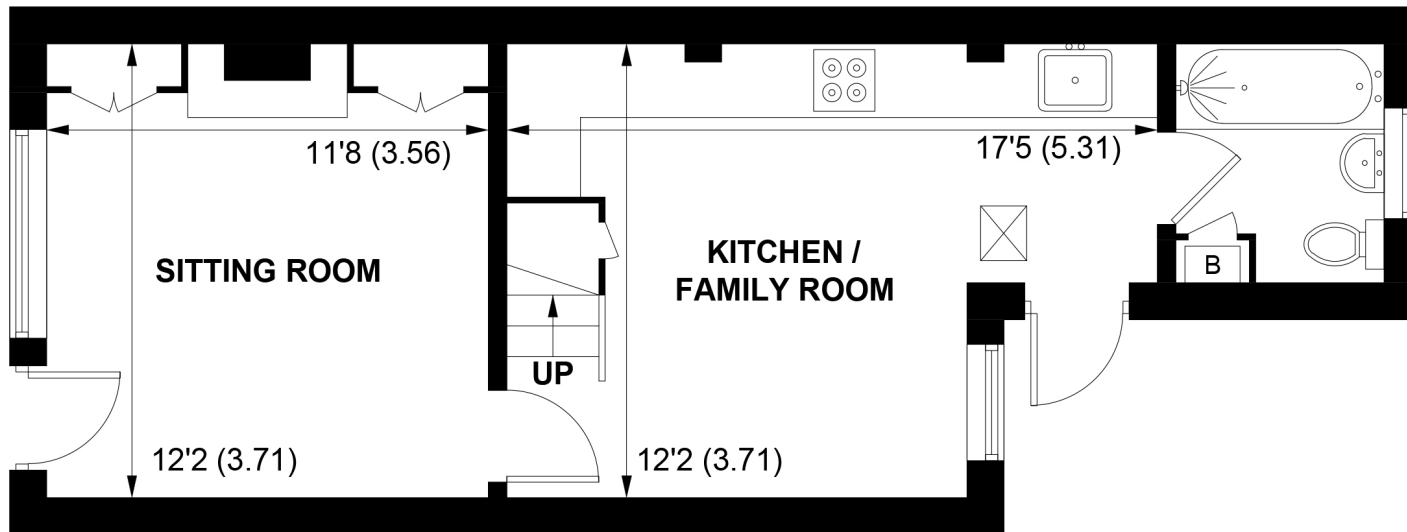
Rose Cottage has been used as a successful holiday let so may be appealing to investors. We may also be limited as to when we can arrange viewings due to guests so please bear with us if you cannot get the exact day you want.



All mains services connected
Tenure: Freehold
Energy Performance Rating: D Current 63
Potential 85
Council Tax Band: D
Broadband Basic: 16 Mbps Superfast: 72 Mbps



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 672 SQ FT / 62.4 SQ M

SUMMER HOUSE = 52 SQ FT / 4.8 SQ M

TOTAL = 724 SQ FT / 67.2 SQ M

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

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