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ESTATE AGENTS

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4 Elcombes, High Street, Lyndhurst, Hampshire, SO43 7BB

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## Guide Price £435,000

- Iconic Building
- Private garden
- Character charm
- Two double bedrooms
- Ample storage
- 'Hive' heating
- Central Lyndhurst
- Garage and parking
- Fabulous sitting room
- Kitchen/Diner
- Cellar
- No chain





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A special opportunity to acquire a stunning apartment with garaging and private garden in the heart of Lyndhurst.

A delightful split level apartment situated in an Historic landmark building with the rare benefit of a private garden, garaging and parking. Elcombes is a Grade II listed building at the top of Lyndhurst High Street and has been converted into individual apartments, which share the freehold. The main staircase provides access to only four exclusive apartments, evoking a sense of grandeur reminiscent of a bygone era.



Apartment 4 is located on the first floor with additional storage space on that floor. This apartment also benefits from extra storage in the cellar.

A hardwood front door leads into a kitchen dining room with a range of eye and base levels units including a breakfast bar making an ideal space for informal entertaining overlooking the rear gardens.

The sitting room is an elegant, light, bright space with large sash windows and high ceilings enhancing spacious airy feel. The views from this delightful room overlooks another Historic building, The Queens House and the office of the Verderers of the National Park.





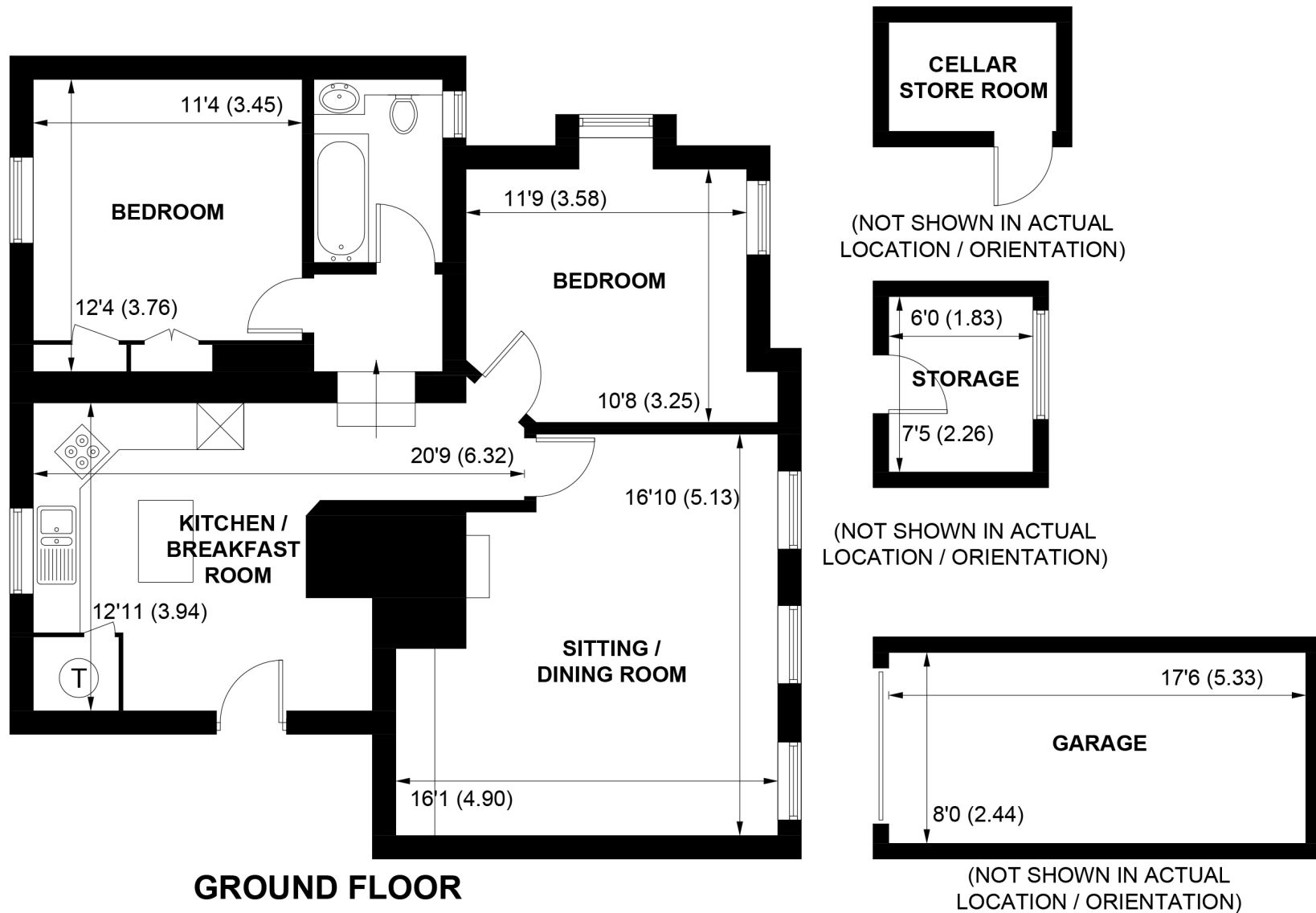


The principal bedroom suite is on a raised floor with wall to wall wardrobes and a bathroom suite. The second bedroom benefits from dual aspect windows and is furnished with a king size bed and freestanding furniture.

Outside there is a large garage with parking space. The apartment benefits from a super private garden making an ideal space for al-fresco entertaining, the majority is shingled with a patio area for table and chairs, with mature herbaceous borders and shrubs. Due to the delightful aspect the garden benefits from sunshine all day and into the evening.



We believe this to be a wonderful opportunity to acquire an apartment in a Historic building within Lyndhurst with it's own private space and will appeal to a myriad of buyers including downsizers, investors and second home owners. A detailed inspection is essential to appreciate all that is on offer.



APPROXIMATE GROSS INTERNAL AREA = 858 SQ FT / 79.7 SQ M

CELLAR STORE ROOM = 32 SQ FT / 3.0 SQ M

GARAGE / STORAGE = 186 SQ FT / 17.3 SQ M

TOTAL = 1076 SQ FT / 100 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

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