



April Cottage

3 Park Close, Lyndhurst, SO43 7DE



SPENCERS





APRIL COTTAGE

3 PARK CLOSE • LYNDHURST

April Cottage is a charming, extended Victorian, semi-detached property offering well-presented accommodation with many original features, as well as a private garden and off road parking for multiple vehicles or motorhome. The accommodation offers two double bedrooms and bathroom to the first floor with a potential option for a third ground floor bedroom. The property is within easy access for the local amenities in this popular New Forest village and yet moments away from the open forest.

£495,000



2/3



3



1





The Property

A pretty Victorian estate workers cottage which retains many period features including stripped wooden floors, fireplaces and enclosed cottage garden.

The main entrance is situated at the side of the property which leads into an entrance lobby with stair case leading up to the first floor. A door from here leads into the front reception room which is currently used as an artists studio but benefits from a bay window to the front and feature fireplace with inset woodburning stove.

A door leads into the kitchen breakfast room fitted to three sides with a modern range of country style units, roll top work surfaces and a Rangemaster cooker set into a tiled recess with extractor unit over. There is a useful utility cupboard, space for tall fridge/freezer and a stable door opens out onto the garden.

The adjoining dining room accommodates a table and chairs and is used as a further sitting room with double doors with glazing either side providing access to the light garden room with double aspects across the side garden, glazed roof, ceramic tiled flooring and double doors opening out onto the garden.

Set at the rear of the property the study/third bedroom offers an opaque window, ceramic tiled flooring, built-in wardrobe storage and an en-suite cloakroom with wash basin, WC and towel radiator.

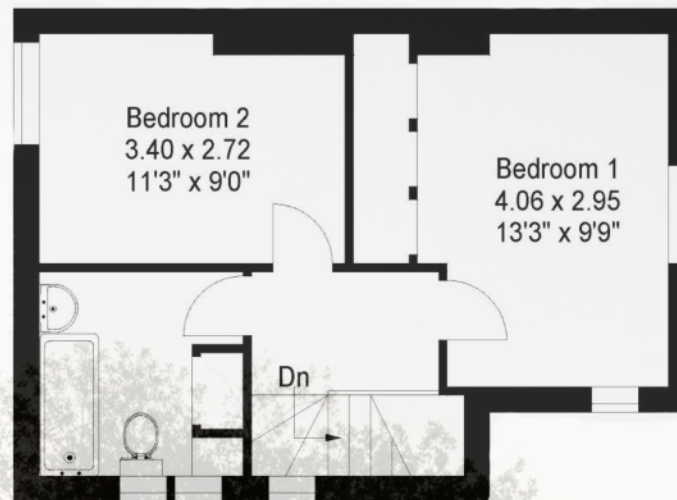
The first floor landing has a side window and gives access to the two double bedrooms with stripped wooden flooring and supporting bathroom.

The principal bedroom is set at the front of the property and benefits from built-in wardrobes whilst the second bedroom is set at the back of the house.

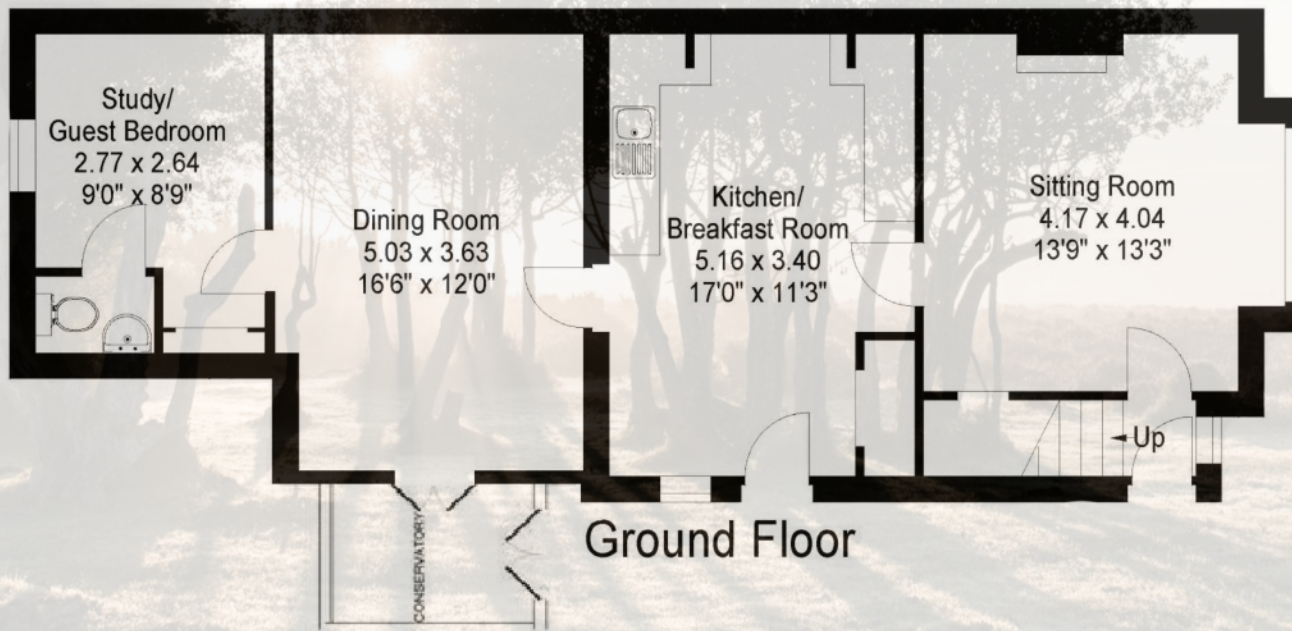
A good sized bathroom offers a “Lefroy Brooks” vintage bathroom suite comprising a claw foot bath with Victorian style shower attachment over, ornate hand basin, WC and towel radiator with two side aspect windows and a built in airing cupboard.



Approximate
Gross Internal Floor Area
Total: 106sq.m. or 1141sq.ft.



First Floor



Ground Floor



Grounds & Gardens

The property is off the main A337 and is accessed via a double width opening, with wooden five bar gates leading to the property and parking. The front garden has been laid mainly to shingle to provide off road parking for multiple vehicles. Adjoining the driveway is a small, planted border. The front garden is enclosed to both sides and the front by mature hedging and timber wooden fencing.

A gate from here leads into the side garden which is a particular feature of the property and is mostly gravelled for low maintenance and interspersed with an array of mature shrubs, trees and bushes. It is enclosed to both sides and the rear by mature hedging and timber wooden fencing, providing a great deal of privacy. There is a further part wooden and single glazed summer house with adjacent covered log store and further timber shed.

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 after the Crown and Stirrup public house.

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 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.



Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: E Current: 53 Potential: 77

Services: Mains gas, electric, water and drainage

Heating: Gas Central Heating

Property Construction: Brick and tile construction

Flood Risk: Very Low

Superfast broadband with speeds of up to 80 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, buyer to check with their provider for further clarity.

Situation

The property is situated to the immediate south of the charming New Forest village of Lyndhurst, with comprehensive amenities being within easy walking distance of the property. The M27 (Junction 1) at Cadnam is located some 4 miles due north of the property affording easy access across the forest on the A31, the motorway connecting north of Southampton with the M3 that provides a direct link to London.

The Georgian market town of Lymington (10 miles) is due south, with both Brockenhurst and Southampton Parkway having mainline rail connections to London Waterloo.



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

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA

T: 01590 622 551 E: brockenhurst@spencersproperty.co.uk

www.spencersproperty.co.uk