



FELLS GULLIVER
ESTATE AGENTS

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2 Foxlease Cottages, Clay Hill, LyndhurstSO43 7DE

Guide Price £500,000

- Perfect project
- Great gardens
- 0.12 acre
- No chain
- Forest location
- Viewing essential
- Garage
- 1287 Sq Ft





3



1



2

Occupying a delightful Forest location this three bedroom semi detached cottage is in need of renovation, yet offers the incoming purchaser a wonderful opportunity to create a stunning home.



A superb opportunity to acquire an attached cottage in a super location. Tucked away down a track serving just two other properties, the cottage offers a wonderful opportunity for renovation and possible extension subject to the necessary consents. The accommodation is light and airy with a lovely flow through and is arranged over two floors.



The gardens are a delight and offer great seclusion with direct access to the New Forest. There is an attached outbuilding shared with the adjoining cottage. There is the ability to create additional off street parking to the front of the cottage. There is a single depilated garage suitable for replacement.







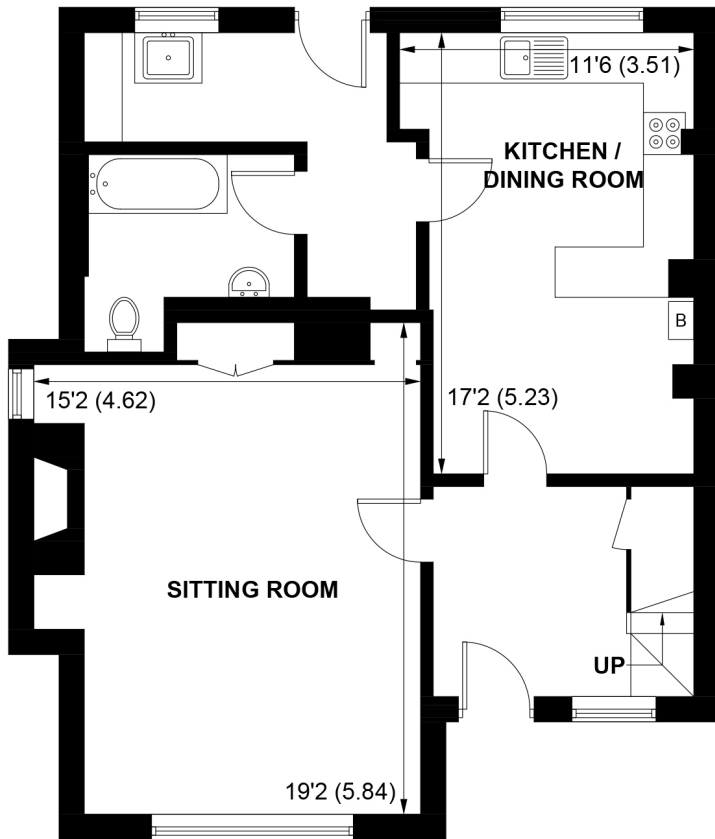
Lyndhurst is the capital of The New Forest. The pretty High Street offers an eclectic range of boutiques, eateries, and public houses with a local library, village hall, and visitors centre. Lyndhurst also has a doctor's and dentist practice and is a short stroll from the open Forest.

Agents Note


We are delighted to have been instructed by a local charity to sell these three super properties.

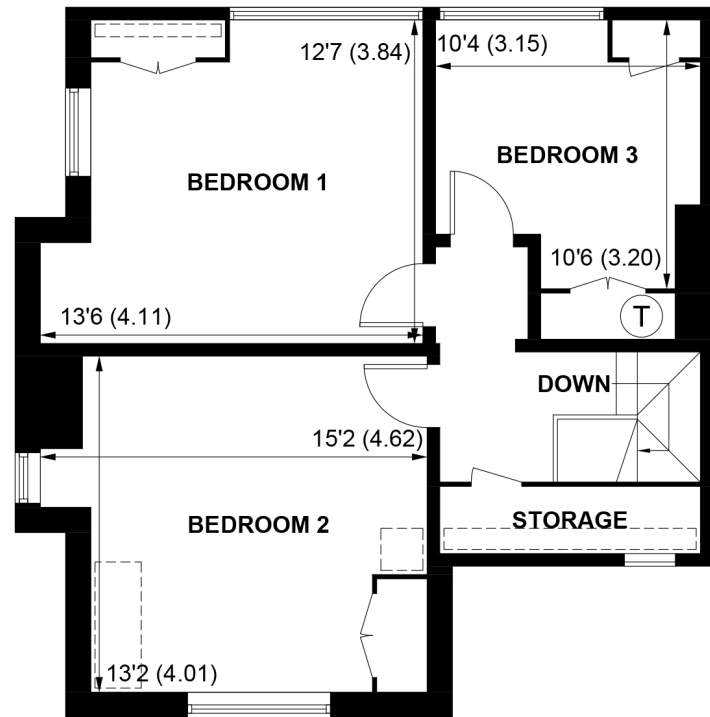
The properties are available as individual units or could be purchased 'lock stock'. We believe that they offer a wonderful opportunity and will appeal to a wide range of purchasers, including owner occupiers, investors and second home owners.

We recommend a detailed inspection to appreciate this wonderful opportunity.

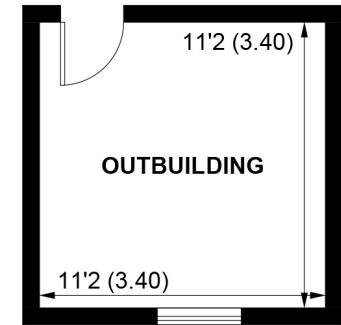


GROUND FLOOR

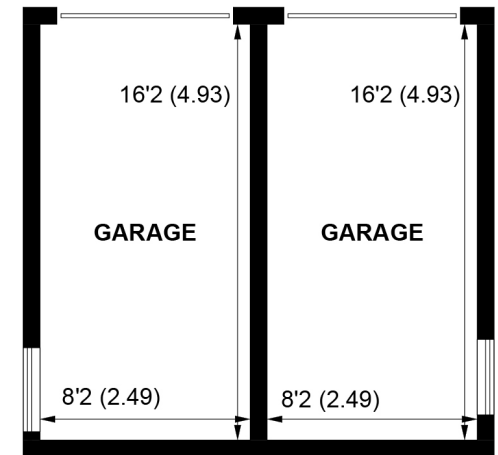
 = Reduced headroom below 1.5m / 5'0



FIRST FLOOR



OUTBUILDING
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

APPROXIMATE GROSS INTERNAL AREA = 1287 SQ FT / 119.6 SQ M

OUTBUILDINGS = 401 SQ FT / 37.3 SQ M

TOTAL = 1688 SQ FT / 156.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

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