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ESTATE AGENTS

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6 The Custards, Lyndhurst, SO43 7AP

£450,000

- Extended character cottage
- Two double bedrooms
- Open plan kitchen family room with lounge area and bi-fold doors
- Great size garden for centrally located property
- Retained character features through-out
- Superbly presented
- Easy access to the Forest
- Two further receptions
- Only a short walk from the village centre
- Plans and drawings available for second floor extension





2



1



3

A beautifully extended and renovated cottage within easy access of the village and open Forest. Behind this charming cottage facade lies a beautiful combination of period features and old world charm, with the convenience of open plan modern day living.



On the ground floor is a traditional sitting room with wooden floors, open fireplace and square bay window with bespoke fitted shutter blinds.

Back across the entrance hallway, is the dining room which has a fireplace as a focal point of the room, wooden floors, two useful storage cupboards and access to the downstairs cloakroom. A door leads into the kitchen/family room.

To the rear of the property is a superb extended kitchen/family living room, benefiting from a modern kitchen with integrated appliances and central island this room benefits from an abundance of natural light from the retracting bi-fold doors and sky lights. This wonderful room is a perfect space to informally entertain whilst enjoying views over the garden from the lounge area.







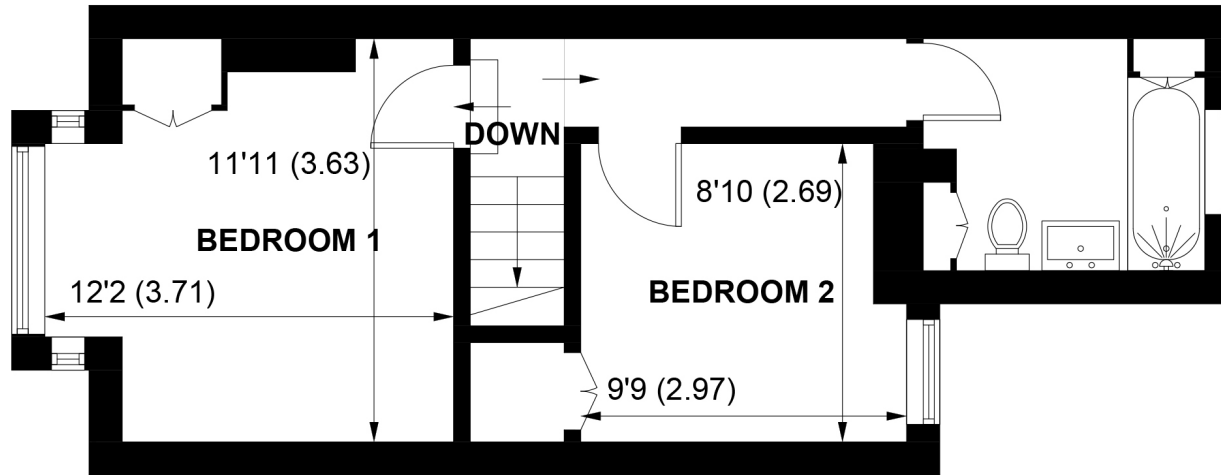
The principal bedroom is located to the front of the house and is a nice size room with a square bay window, built in wardrobe, feature fireplace and bespoke fitted shutter blinds. Bedroom two, another nice sized double bedroom with feature fireplace looks out towards the garden.

The bathroom is fitted with a victorian stye three piece bathroom suite complimented by white brick shaped tiling and rain stye shower.

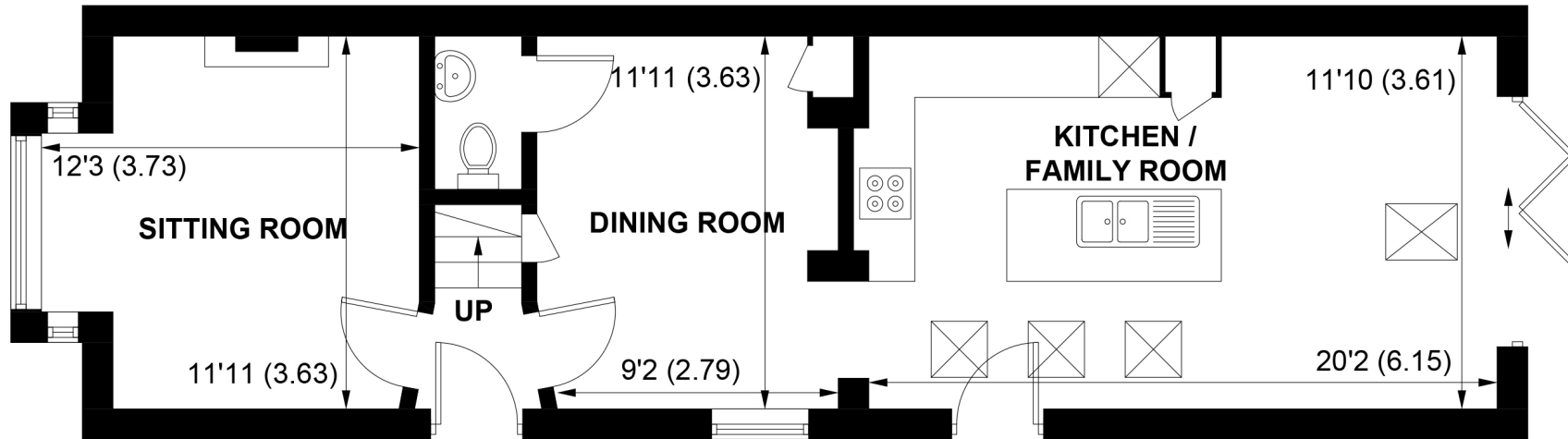
Outside there is an off road parking space to the front. The rear garden is enclosed and of a good size for a village cottage. The majority is laid to lawn with an array of mature herbaceous borders and shrubs.



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.



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 905 SQ FT / 84.1 SQ M

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