



1 Woodlands Cottages

Pikes Hill, Lyndhurst, SO43 7BA



SPENCERS





A pretty semi detached cottage set in a highly desirable lane within moments of the open forest at Pikes Hill whilst still within walking distance of the local amenities of Lyndhurst.

The cottage has been a successful tenanted property for many years and is available for the first time for over 25 years. The property would now benefit from a full programme of refurbishment and is available with No Onward Chain.

The Property

Steps lead up from the drive through a cottage front garden up to the main entrance set under a covered storm porch. A door leads into the sitting room with open stairs leading up the first floor. A fireplace with inset woodburning stove is a central feature of the sitting room with dual aspect windows providing for lots of light.

The kitchen is adjoining and benefits from quarry tiles and exposed brick chimney breast with an inset range cooker. Kitchen units are set under coordinating worksurfaces with an inset sink unit and space for appliances and a dining area. Dual aspect windows overlook the side and rear of the property.

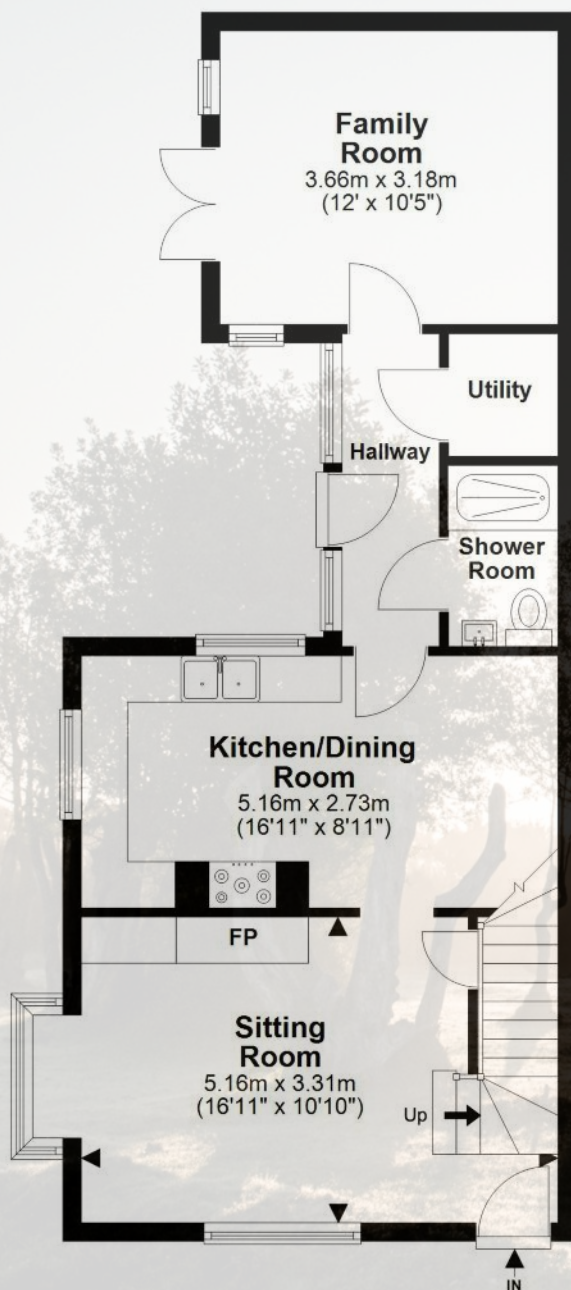
A rear lobby provides an external door leading out to the parking and garden, a WC and utility room are set off this useful space which in turn links to a rear dining room/study with vaulted ceiling and patio doors leading out to the rear terrace.

The first floor landing offers access to two double bedrooms with supporting bathroom housing both a bath and shower cubicle. Stairs lead from a dressing room/study area up to the loft bedroom with large velux window.

***Offers invited by informal tender
in excess of £375,000***

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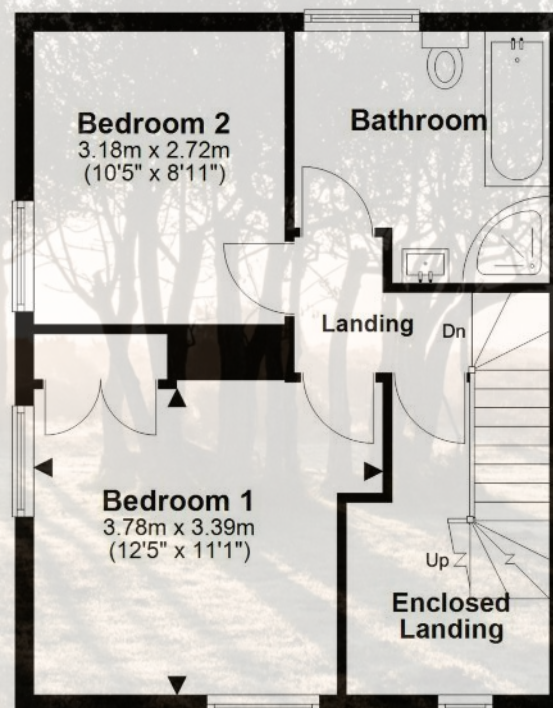
Ground Floor



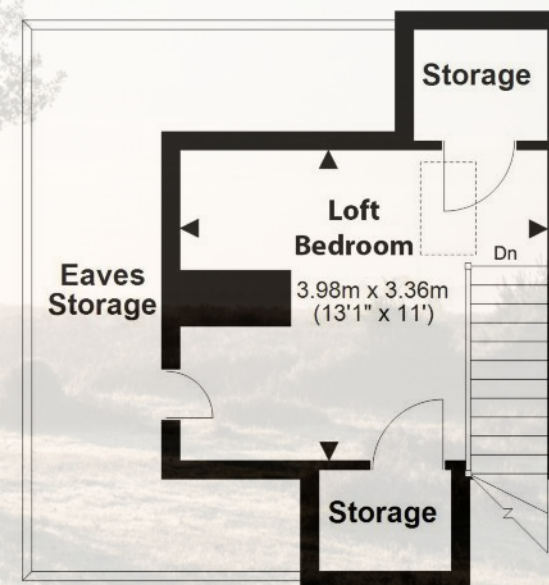
Floor Plan

Approx Gross Internal Area
109.5 sqm / 1179.1 sqft

First Floor



Second Floor







Grounds & Gardens

The front garden is raised with a sloping lawn and steps lead up to a covered storm porch. The driveway, accessed via a five bar gate, runs alongside the property providing off street parking and leading up to the rear of the property and garden.

A rear block paved terrace immediately abuts the side of the property and can be accessed via patio doors leading out from the rear reception room making an ideal area for seating and dining.

Steps lead up to a level rear terraced garden with patio terrace and small lawn. A shed completes this area.

Agents Note

Best and final bids to be received no later than 12 noon on Thursday 18th September. Please see attached method of sale.





Additional Information

Tenure: Freehold

Energy Performance Rating: E Current: 54 Potential: 67

Council Tax Band: D

Services: Mains gas, electric, water and drainage

Property Construction: Standard Construction

Flood Risk: Very Low

Superfast broadband with speeds of up to 41 Mbps is available at the property (Ofcom).

Agents Note: The property is a probate sale so the seller has limited information. Buyer to make their own enquiries. Probate has been granted.

Situation

Pikes Hill Avenue is renowned as one of Lyndhurst's most prestigious addresses, being located in the very heart of New Forest National Park, just a short distance from the open forest. Lyndhurst High Street (0.7 miles) offers a diverse range of general and specialist shops, together with a popular primary school, historic church and visitor centre. The neighbouring village of Brockenhurst offers additional facilities and a mainline rail connection to London/Waterloo (approximately 90 minutes). For the yachtsman, the Georgian market town of Lymington (10 miles) offers a range of sailing facilities and access to the open waters of the Solent, whilst the historic and much famed village of Beaulieu is only 7 miles away. The M27 (Junction 1) at nearby Cadnam affords easy access to both Bournemouth, Southampton, Salisbury and the M3 Motorway network.

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.



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

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