



6 Park Close

*Lyndhurst, SO43 7DE*

SPENCERS  
NEW FOREST









## 6 PARK CLOSE

### LYNDHURST • NEW FOREST

*A pretty three-bedroom semi-detached Victorian cottage situated on Clay Hill, Lyndhurst, with ample off road parking for several vehicles and within a moments' walk from the open forest, this makes for the ideal primary or second home. Further benefits include a detached double garage incorporating a home office and storage areas.*

£455,000



3



1



2





## The Property

A gravel driveway leads to the front door of the home which enters into the hallway, with stairs leading to the first floor and a wooden door with detailed glass panelling leading into the main reception room. There is an original brick-built fireplace in the living room and a separate wood burner with brick surround and tiled hearth in the dining area.

A country styled kitchen has eye level and low level units beneath a wooden work surface. There is an integrated Rangemaster oven beneath a four-ring electric hob and grill with extractor hood overhead and space for fridge freezer, washing machine and dryer. There is also plumbing in place for a dishwasher. There is a white ceramic sink with drainer and stainless steel mixer tap. To the rear of the kitchen is a bathroom with bath and shower attachment, basin, w/c and heated towel rail.

The first floor accommodation offers two well-proportioned double bedrooms, and a third bedroom is used as a dressing room by the current owners. A shower room has a corner shower cubicle, w/c, basin with vanity unit under and radiator.

## Grounds & Gardens

The driveway is laid to gravel providing off street parking for several cars. There is a courtyard garden to the side of the property. A detached double garage is set to the side and has secondary storage above and also houses a home office and w/c with sink.



# Park Close, Lyndhurst, SO43

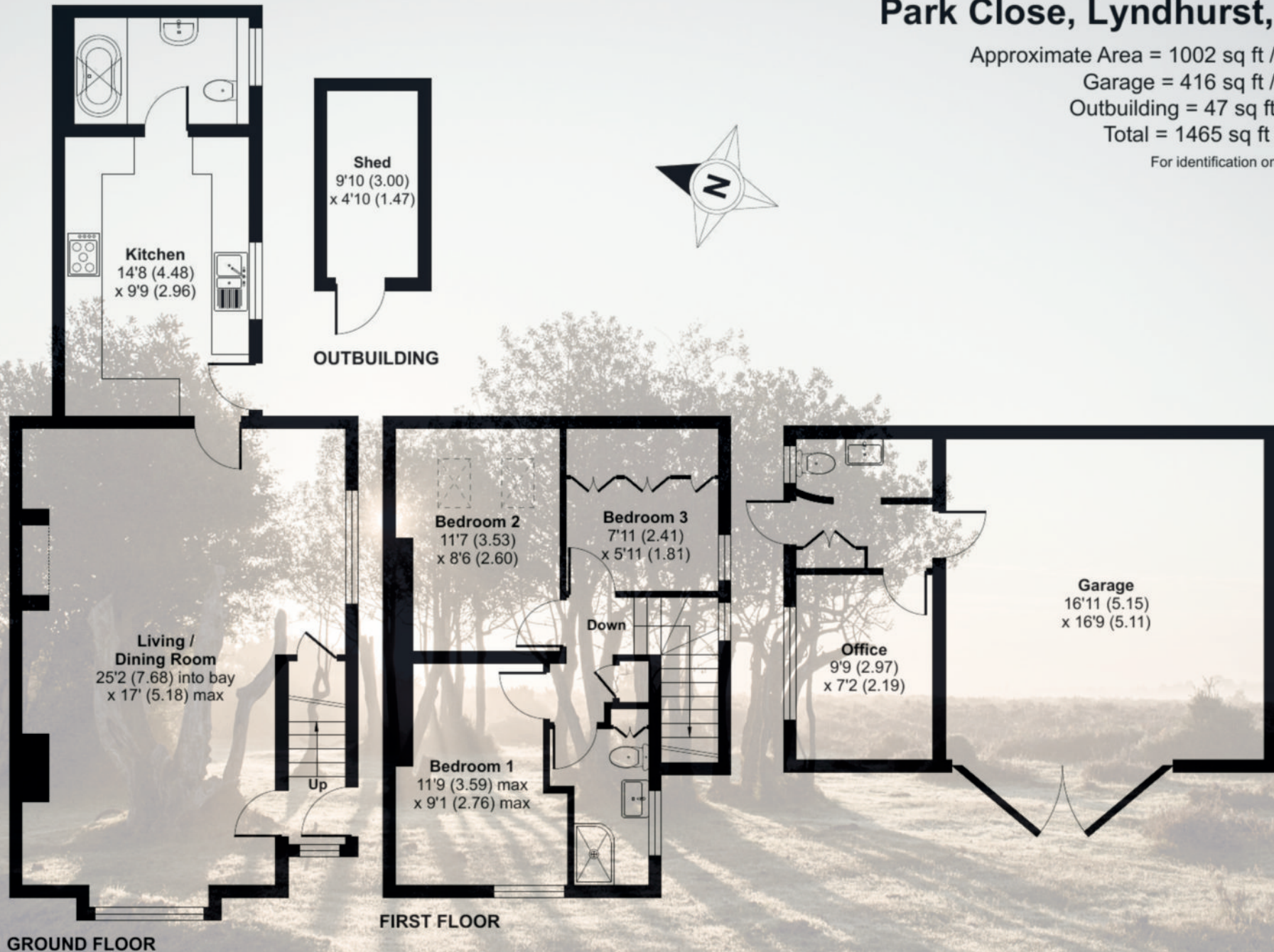
Approximate Area = 1002 sq ft / 93.1 sq m

Garage = 416 sq ft / 38.6 sq m

Outbuilding = 47 sq ft / 4.3 sq m

Total = 1465 sq ft / 136 sq m

For identification only - Not to scale







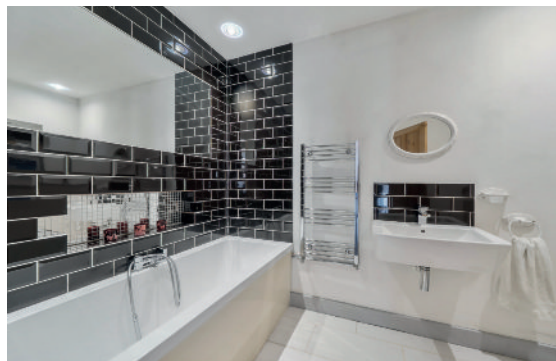
## Directions

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, it is just past the Crown and Stirrup public house with new fencing.

## Situation

The property is located on the edge of the village of Lyndhurst with the open forest a few moments walk away. Ashurst Railway Station is close by, only 5 minutes away by car. The village 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). 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 for 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: D

Energy Performance Rating: D Current: 64 Potential: 81

Services: Mains gas, electric, water and drainage

Heating: Gas central heating

Property Construction: Standard construction

Flood Risk: Very low

Current broadband supplier: BT

Superfast broadband with speeds of up to 73 Mbps is available at the property (Ofcom)

Mobile coverage: No known issues, buyers to check with their provider.







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

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