



Wisteria Cottage

The Lane, Lyndhurst, SO43 7AW

SPENCERS
NEW FOREST





WISTERIA COTTAGE

THE LANE • LYNDHURST

A surprisingly spacious two bedroom cottage "tucked away" on a pretty pedestrian lane, betwixt two quiet lanes both leading to the open forest. Surrounded by pretty cottages, this property has a south facing garden with a wooden garden studio, a new orangery with parking on a nearby "no through lane".

The house, which is thought to date back to the Victorian era and which would benefit from a programme of selective refurbishment, would make an ideal retreat from the hustle and bustle of life!

£425,000





The Property

A generous entrance hallway positioned to the side of the house has a quarry tiled floor and turning staircase to the first floor accommodation.

An archway leads to the kitchen with ample storage provision and space for appliances. There is a large window overlooking the pretty lane above the kitchen sink.



The open plan living rooms are accessed from the kitchen. There have been walls removed historically to allow for a study/music area. The sitting room opens into the orangery and features a brick fire place. A dining room is set off the sitting room, again with doors to the orangery. The orangery, which was replaced three years ago, opens to the south facing private garden.

To the first floor are two double bedrooms both having southerly aspects and the family bathroom, which would benefit from some modernisation.

Wisteria Cottage also benefits from double glazing throughout.

Grounds & Gardens

From The Lane, wooden double gates lead to the side entrance and to the pathway, where there is a mature Wisteria growing on the side of the cottage, and round to the secluded sunny rear garden.

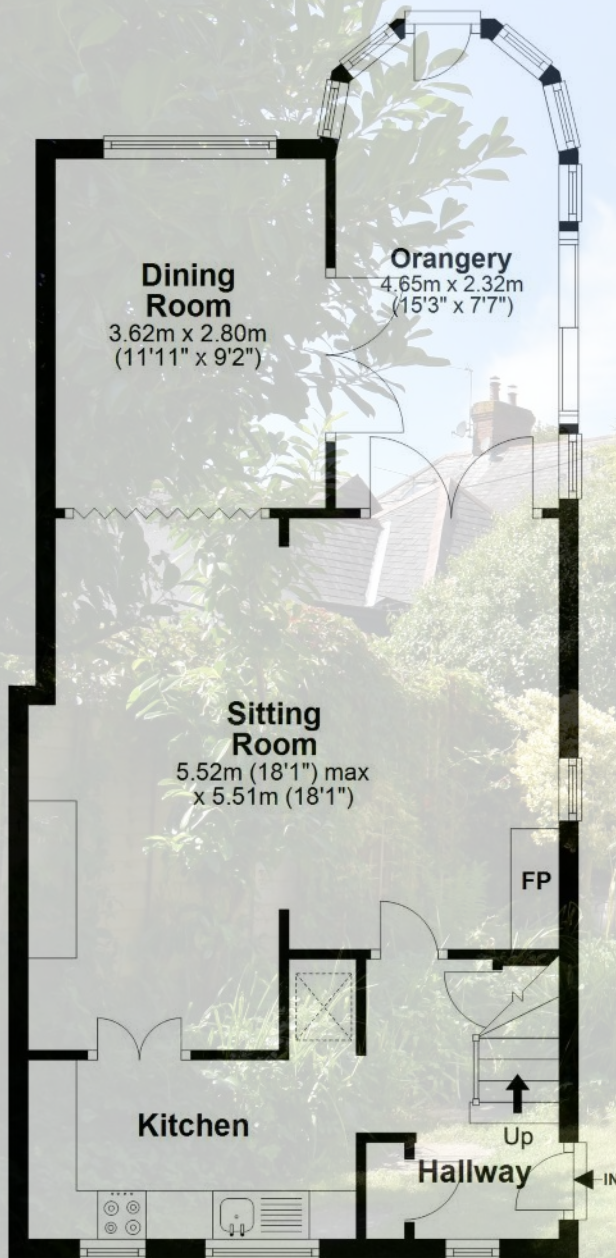
There is a wooden garden studio positioned at the end of the garden, ideal as a home office which has mains electricity and provision for plumbing and waste drainage. There is a storage area to the side of the studio.



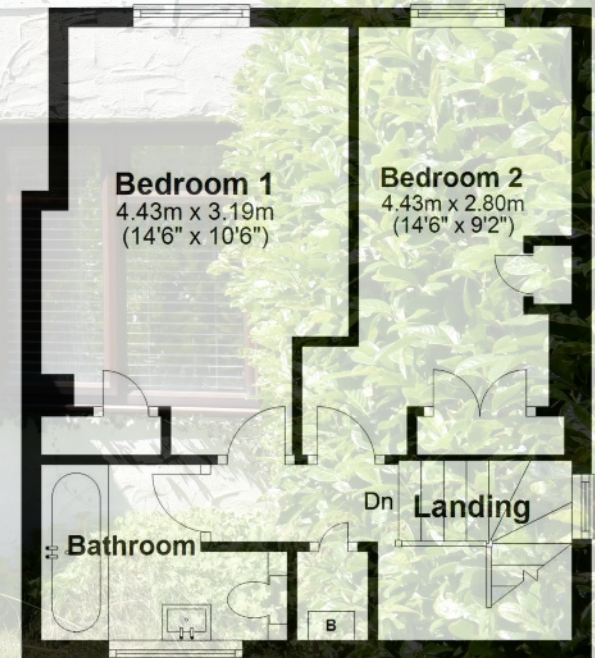
Ground Floor



Floor Plan



First Floor



Approx Gross Internal Areas

House: 96.8 sqm / 1042.0 sqft
Home Office: 19.0 sqm / 204.5 sqft

Total Approx Gross Area:
115.8 sqm / 1246.5 sqft



Directions

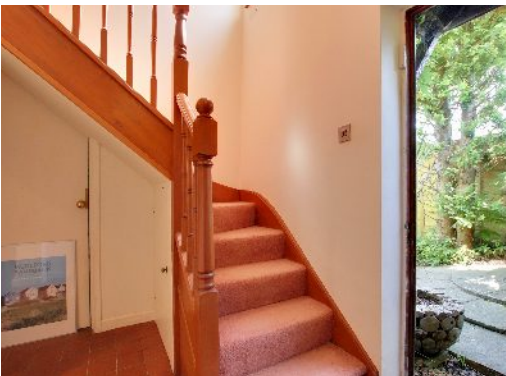
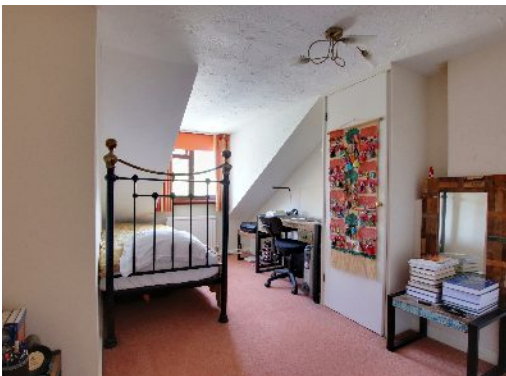
From the top of the High Street, move into the left hand lane and, at the traffic lights turn left onto the A337 signposted Southampton M27. Follow the road for a short distance before turning left onto Pikes Hill. Park adjacent to the allotments and walk up The Lane. Wisteria Cottage is found around 50 metres along The Lane on the left.

Services

All mains services connected

Council Tax Band: E

Energy Performance Rating: D Current: 55 Potential: 81



The Situation

The property is located in the highly sought-after Pikes Hill and is accessed via The Lane, which is a short tarmac pedestrian path leading off adjacent roads. Lyndhurst, situated in the heart of the New Forest National Park, provides an excellent range of amenities and facilities including a range of boutique shops and everyday stores, public houses, restaurants, hotels and a well-regarded primary school.

Southampton, by road, is about 8 1/2 miles distant and there are mainline rail services available at Brockenhurst and Ashurst, both approximately 4 miles away, with Brockenhurst also offering an excellent sixth form college. The M27 at Cadnam is within approximately 4 miles, giving access to Portsmouth and Bournemouth via the M27 and Winchester and London via the M3.



The Local Area

Lyndhurst has been known as the capital of The New Forest since William the Conqueror established it as a royal hunting ground in 1079, with Kings and Queens staying at the Royal Manor throughout the centuries. Lyndhurst is also home to the Forestry Commission and the Verderers' Court (Verderers are the guardians of the forest's rights and therefore protectors of the forest landscape).

The delightful High Street offers an eclectic mix of boutique shops and everyday stores including an old-fashioned sweet shop and award-winning butchers, as well as an art gallery, a vintage interiors shop and a Ferrari and Maserati showroom. There are numerous places to eat out, ranging from popular country inns, such as The Waterloo Arms, (a 17th century inn), to Lime Wood, a country house hotel with a highly regarded restaurant and luxurious spa.



Important Information

Spencers of The New Forest 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.



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

Holbrook House, 56a Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com