

Pikes Hill, Lyndhurst, Hampshire
Guide Price: £550,000

Austin&Wyatt













A delightful 3 bedroom detached New Forest Cottage situated in the much sought after area of Pikes Hill close to the open forest and within half a mile of the village amenities.

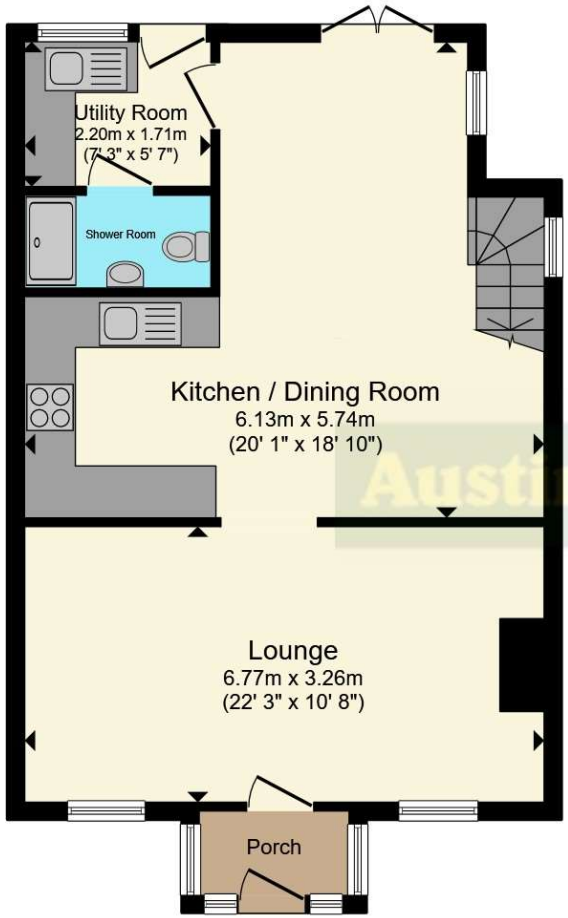
The property has been a holiday home for 20 years and has a patio garden and off road parking for 1 car. The accommodation extends to 967 sq ft has gas fired heating, replacement double glazed windows and enjoys character throughout. An entrance porch leads into the sitting room with beamed ceiling and fireplace with log burner and door to the open plan kitchen/dining room which has been extended and has integrated appliances, double doors to the garden and door to a utility room with access to a ground floor shower room/wc.. Stairs from the dining room lead up to the first floor with 3 double bedrooms all with built in wardrobes and family bathroom.

The fully paved rear garden has a garden shed and log store located at the side.

Lyndhurst is a thriving village located within the New Forest National Park with an active community centre, post office, library, doctor and dentist surgeries, first school and shopping for everyday needs. The village has a fine variety of specialist cafes, tea rooms, restaurants, 3 public houses and churches. Junction 1 of the M27 motorway can be accessed at Cadnam 4 miles to the north and there are mainline railway stations at Ashurst 3 miles and Brockenhurst 4 miles offering a fast service to London Waterloo. Lymington is within 8 miles to the south.







Ground Floor



First Floor

Total floor area 89.8 m² (967 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.







Council Tax Band: **E**

Tenure: **FREEHOLD**

Service Charge: **N/A**

Years Left on Lease: **N/A**

Ground Rent: **N/A**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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