

Oak Tree Cottage

Lyndhurst Road, Hinton, Christchurch BH23 7DS

SPENCERS
NEW FOREST

OAK TREE COTTAGE

LYNDHURST ROAD • HINTON

A rare opportunity to acquire a substantial family home with numerous outbuildings, including a self contained annexe, all set against delightful rear views over the surrounding countryside. The property has been enhanced by a beautifully extended and recently refurbished kitchen/dining room, creating a superb central living space.

Guide price: £965,000

7 4 3

















The Property

The property is entered via an attractive oak framed porch into a welcoming entrance hall, which provides access to all principal rooms and features a staircase to the first floor. There are three well-proportioned reception rooms, currently arranged as two sitting rooms and a home office, the latter of which could easily serve as a fifth bedroom if required.

The kitchen/dining room forms the heart of the home, offering an impressive and versatile space ideal for modern family living and entertaining. Bi-folding doors open onto the rear terrace, seamlessly connecting indoor and outdoor spaces. The kitchen is fully fitted with an induction hob and extractor, three integrated ovens, and ample storage throughout. In addition, there is a separate utility room and a cloakroom.

On the first floor, there are four generously sized bedrooms, three of which benefit from fitted wardrobes. The principal bedroom also features an en-suite shower room. A further staircase leads to an additional level, where a spacious bedroom with Velux windows can be found, providing a bright and versatile space.



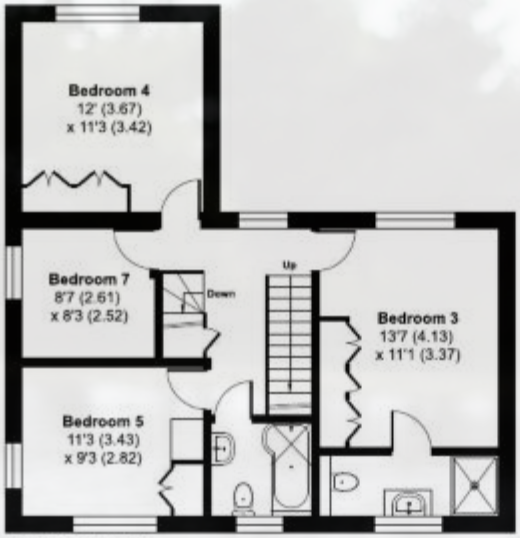




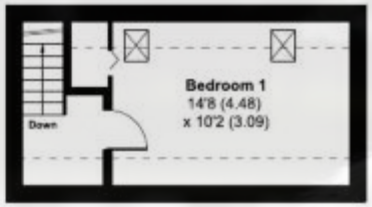


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Approximate Area = 1971 sq ft / 183.1 sq m
Limited Use Area(s) = 62 sq ft / 5.7 sq m
Garage = 746 sq ft / 69.3 sq m
Annexe = 676 sq ft / 62.8 sq m
Outbuilding = 213 sq ft / 19.7 sq m
Total = 3668 sq ft / 340.6 sq m
For identification only - Not to scale



FIRST FLOOR



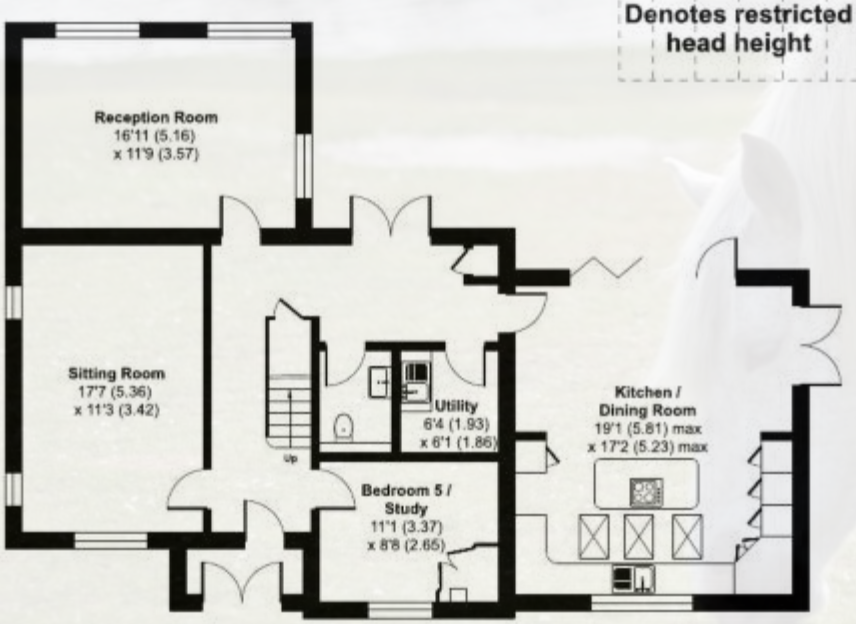
SECOND FLOOR



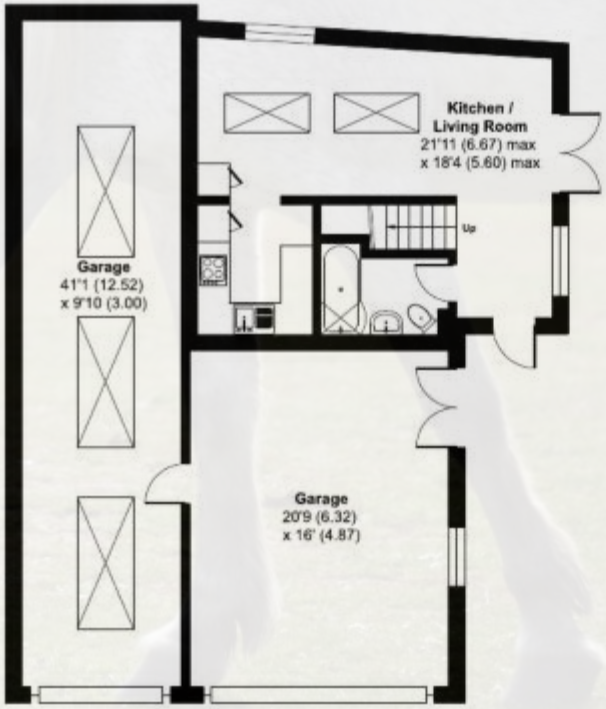
OUTBUILDING



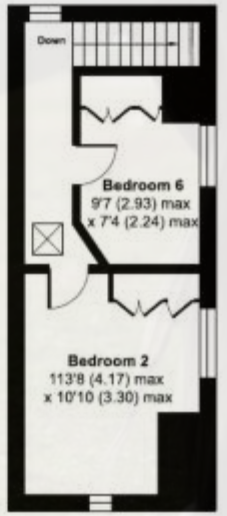
Denotes restricted head height



GROUND FLOOR



ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Spencers of the New Forest Ltd. REF: 1421154



The Annexe

The annexe is a valuable addition to the property, offering flexible accommodation ideal for guests, extended family, or potential rental use. It comprises an open-plan kitchen and living area with double doors opening onto the garden, along with a fully fitted bathroom. On the first floor, there are two bedrooms, both with fitted wardrobes.

Property Video Tour

Please scan qr code to watch our video tour















Grounds & Gardens

The property benefits from two separate entrances. The main entrance, accessed from the road via large wooden double gates, leads onto an extensive shingle driveway providing ample parking. A second entrance from a quieter road offers a sweeping driveway approach to the parking area, where two large garages are also located.

The south facing garden wrap around the side of the property to the rear and are predominantly laid to level lawn, complemented by mature planted beds and a charming terraced seating area. In addition, there is a further outbuilding currently used as a store and workshop. Approximately half and acre.

Additional Information

Tenure: Freehold
Energy Performance Rating: C Current: 70 Potential: 75
Energy Performance Rating Annexe : C Current: 76 Potential: 81
Council Tax Band: G

Services: Main gas, water and electric
Drainage: Sess Pit
Parking: Private driveway and garage

Broadband: FFTC - Ultrafast broadband with speeds of 1800 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity Mobile Signal /Coverage: No known issues, buyer to check with their own provider



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

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