

# 1 Pinewood

*Southampton Road, Lyndhurst, SO43 7BT*

SPENCERS
NEW FOREST



# 1 PINEWOOD

## SOUTHAMPTON ROAD • LYNDHURST

*A beautifully presented two bedroom semi detached character cottage bungalow, which has just undergone a comprehensive refurbishment throughout, occupying an enviable position set back from the road with attractive views out towards the forest.*

*Combining period charm with modern comforts, the property is ideally situated within easy walking distance of the village High Street and a wide range of local amenities.*

*£399,950*

2 1 1





## The Property

The accommodation is approached via a welcoming entrance porch, leading into the central hallway. At the heart of the home is a bright and spacious open plan kitchen, dining and living area, featuring characterful twin bay windows overlooking the front of the property. The newly fitted kitchen is well equipped with integrated appliances, including a dishwasher, washer/dryer and fridge freezer.

There are two well proportioned double bedrooms, both accessed from the hallway, together with a newly fitted family bathroom comprising a bath with shower over, WC and wash hand basin, complemented by contemporary sanitaryware.

The refurbishment has been extensive, with a new roof, new electrical installation and new gas boiler, all benefiting from guarantees. New carpets and flooring have also been installed throughout, providing a fresh and contemporary finish while retaining the property's inherent character and charm.

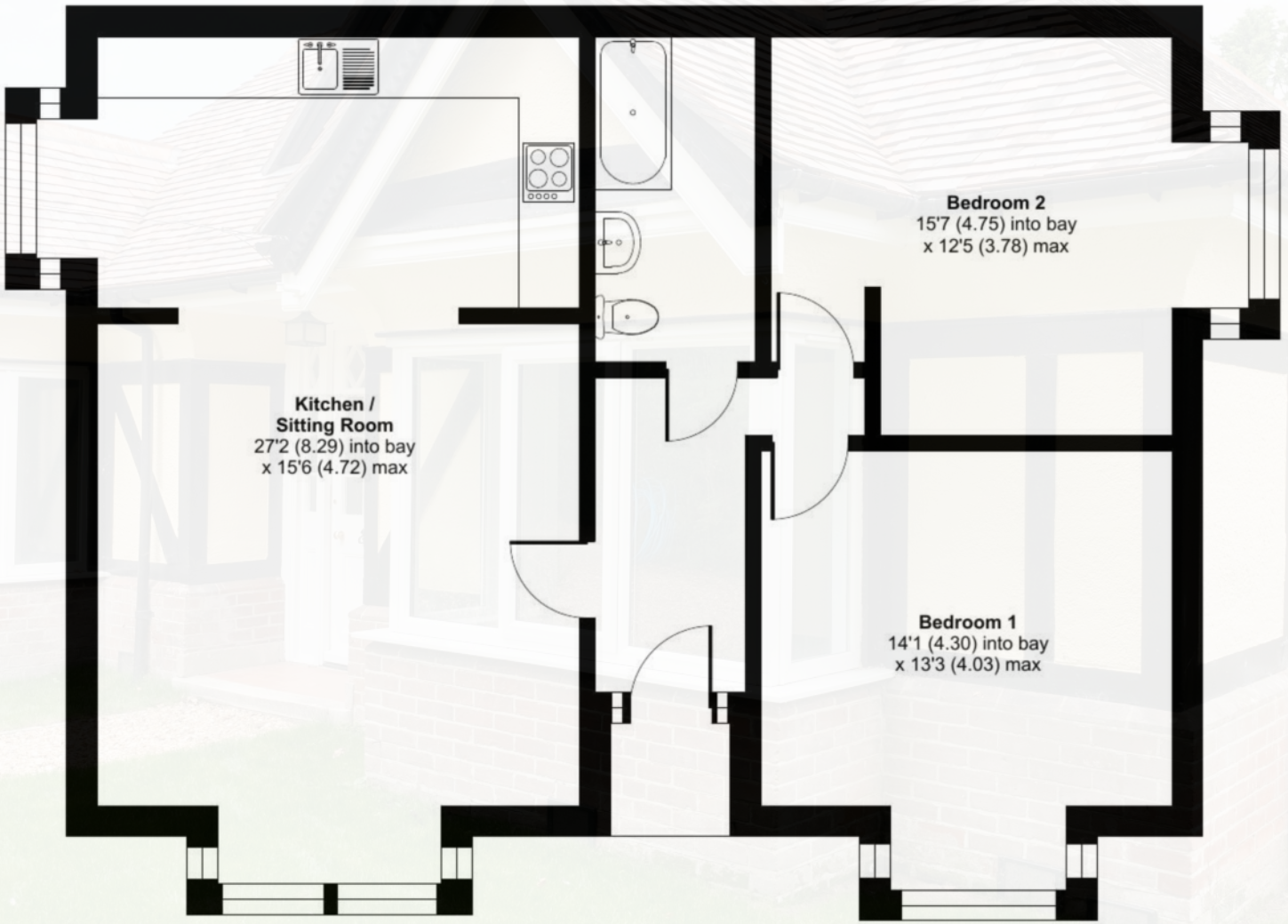




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Approximate Area = 893 sq ft / 82.9 sq m

For identification only - Not to scale




GROUND 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: 1529263





## Additional Information

Tenure: Freehold
Council Tax Band: D
Energy Performance Rating: D Current: 63 Potential: 76

Services: Mains gas, electric, water and drainage
Gas central heating

Conservation Area: Lyndhurst

Broadband type: ADSL Copper-based phone landline
Current broadband supplier: BT
Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)

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

This property has an Electric Vehicle (EV) charging point installed

The property is affected by a Tree Preservation Order (TPO)





## Grounds & Gardens

Externally, the property benefits from two private parking spaces, together with an electric vehicle charging point. The front and side gardens are predominantly laid to lawn and enclosed by established, mature hedging, creating a pleasant degree of privacy and a particularly attractive setting.

## Directions

From the top of the High Street, move into the left hand lane and at the end of the High Street continue past the Ferrari Garage on your left hand side. Proceed for another 03 miles past the turning on your left to Queens Road and the property will be found immediately on your left hand side set back off of the road along a short gravel driveway.

## Situation

The property is located in the highly sought after village of Lyndhurst. 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.

## Important Notice

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 fitments, 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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