

2 New Cottages

Pikes Hill, Lyndhurst, SO43 7AZ

SPENCERS



2 NEW COTTAGES

PIKES HILL • LYNDHURST

A charming period terraced cottage situated on this highly desirable road, within moments of the village centre and also close to the open forest at the top of the hill. The cottage retains many period features, including a wood-burning stove, high ceilings, and large windows with elevated southerly views to the front. The accommodation offers two reception rooms and two generous bedrooms, with a first-floor bathroom and scope to convert the loft (STP) to create a third bedroom if required.

Further benefits include courtyard gardens to both the front and rear, as well as on-street parking.

£395,000

2 2 1











The Property

The property is accessed via a small pedestrian path, providing access to this small run of terraced cottages and set back from the lane.

A gated entrance leads into the enclosed front garden, with a path leading to the covered storm porch set over the main entranceway, which opens into a lobby with stairs leading directly in front of you up to the first floor.

A door from here leads into the living room, which features a corner fireplace with an inset wood-burning stove set on a tiled hearth. A large square box bay window allows plentiful natural light with southerly aspects. The dining room is set adjacent and offers another generous space with ample room for a table and chairs, featuring an open fireplace (not currently in use) with a wooden mantel and slips. A window overlooks the rear courtyard, and two useful large storage cupboards are set off the room.

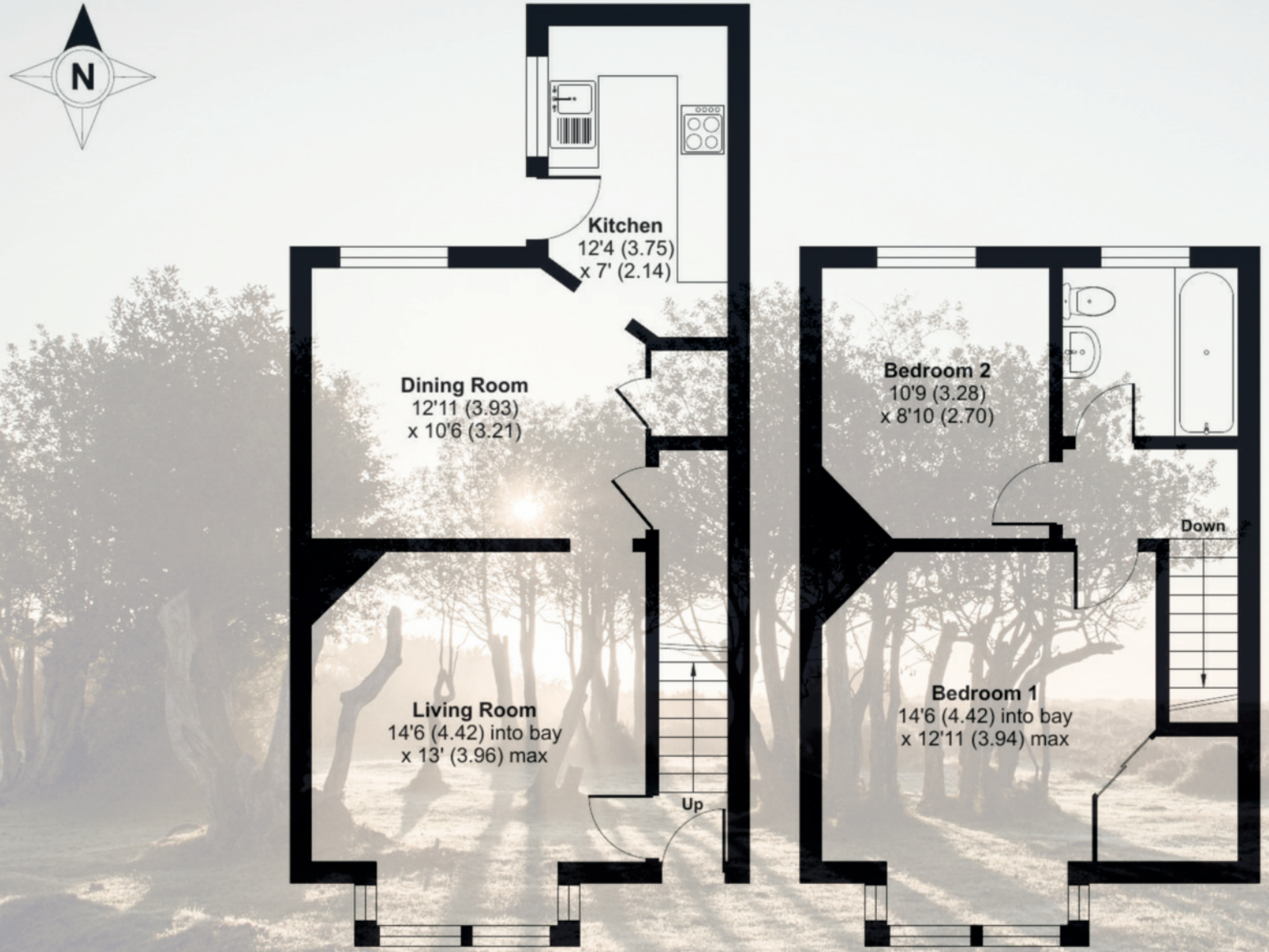
From here, a door opens into a well-fitted modern kitchen with storage set at both base and wall levels, coordinating work surfaces, and attractive tiled splashbacks. Fitted appliances include an induction hob set over a built-under oven with an extractor hood above. There is space for a washing machine and fridge freezer. A gas boiler is housed within a wall unit, providing heating and hot water. A door from here leads out to the garden.

The small first-floor landing provides access to the two bedrooms and bathroom. The principal bedroom is set at the front of the property with elevated views and benefits from a large walk-in wardrobe. Bedroom two benefits from an attractive ornamental fireplace. The modern bathroom offers a white suite comprising a bath with a shower set over, a WC, and a wash hand basin.

AGENTS NOTE: We understand there is potential to convert the loft (STP) to create a third bedroom, as neighbouring properties have undertaken.

Approximate Area = 846 sq ft / 78.6 sq m

For identification only - Not to scale



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: 1405921



Additional Information

Tenure: Freehold
Council Tax Band: D
Energy Performance Rating: D Current: 65 Potential: 82

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

Property Construction: Brick & tile
Flood Risk: Very low
Parking: On street parking

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property.
Superfast broadband with speeds of up to 61 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.







Grounds & Gardens

A pretty front garden enjoys southerly aspects and offers a good degree of privacy, with fencing to all sides, making it a lovely spot to sit out or dine.

The rear garden offers a further courtyard, accessed from the kitchen, providing a separate area for seating or dining. The courtyard benefits from a small shed and has access to a small path providing access back to the lane.

There is on-street parking available on Pikes Hill.

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. Proceed up Pikes Hill and the track leading to the property can be found approximately half way up on your right hand side, opposite the lay-by.

Situation

The property is located in the highly sought after Pikes Hill Avenue and is accessed via a short track leading off the road. 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 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 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.



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