

Peony Cottage

11, Pemberton Road Lyndhurst SO43 7AN

SPENCERS



PEONY COTTAGE

11 PEMBERTON ROAD • LYNDHURST

Peony Cottage is a home with a personality of its own. While its traditional exterior has all the charm you would expect from a New Forest cottage, stepping inside reveals a surprisingly spacious and light-filled interior. High ceilings, original character features and an interesting arrangement of rooms combine with more contemporary details to create a home that is both distinctive and adaptable. The property also enjoys the particularly rare privilege of historic New Forest commoning rights, including the Right of Common of Pasture. This is a unique aspect of the cottage, offering a tangible link to the customs, traditions and rich heritage that continue to shape life in the New Forest.

Arranged over three floors, the accommodation includes two bedrooms and a spacious converted loft room, providing excellent flexibility for modern living. Its position in Lyndhurst is equally appealing, combining easy access to the village with the open New Forest approximately two minutes' walk from the doorstep.

£425,000

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The Property

A welcoming entrance hall leads into the main living room; a comfortable and characterful space centred around an attractive brick fireplace. The fireplace adds warmth and provides a natural focal point, complementing the cottage's traditional character.

At the back of the property, the kitchen and dining area provides a more open and sociable space, well suited to everyday family life and entertaining. The kitchen is fitted with a good selection of wall and base cupboards, integrated appliances and a traditional ceramic Belfast sink. French doors from the dining area lead straight out into the garden, allowing natural light to flood the room and creating an easy connection between the interior and outside.

A separate utility and boot room sits just beyond the kitchen, offering useful additional storage and practical space. A UPVC stable style door provides direct access to the garden.

Upstairs, a bright and inviting principal bedroom with impressive high ceilings, comfortably accommodating a king-size bed and benefiting from newly fitted floor-to-ceiling wardrobes providing excellent storage.

A well-proportioned second bedroom, comfortably accommodating a small double bed, together with generous freestanding wardrobe space. A generous bathroom is set at the rear offering a roll top bath, separate shower cubicle, WC and pedestal wash hand basin.

Pemberton Road, Lyndhurst, SO43

Approximate Area = 916 sq ft / 85 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.
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A further flight of stairs leads to the converted loft room, full of character with exposed beams and both side and Velux windows, enjoying unique rooftop views across Lyndhurst towards the church spire. Currently used as a generous home office and fitness space, it offers excellent flexibility for working from home, hobbies, gaming or simply an additional sitting and relaxation space, with plenty of useful storage.

Additional Information

Tenure: Freehold
Council Tax Band: D
Energy Performance Rating: D Current: 57 Potential: 72

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

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

Broadband: Superfast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

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

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.







Grounds & Gardens

To the rear, the property enjoys a well-established and pleasantly private garden, offering a peaceful setting for outdoor dining, entertaining or simply enjoying the surrounding tranquillity. The garden is designed to be relatively straightforward to maintain and is complemented by useful, gated access to the side.

With its blend of period charm, adaptable accommodation and highly desirable village setting, Peony Cottage presents a wonderful opportunity to experience life in Lyndhurst. The village's amenities are within easy reach, while the open New Forest is close by, offering the best of both convenience and countryside.

A particularly distinctive feature of the property is its historic New Forest commoning rights, including the Right of Common of Pasture. This is a rare and valuable connection to the customs and traditions that form such an important part of the New Forest's character and heritage.

Directions

From our office in Brockenhurst turn left and proceed up Brookley Road, taking the first turning on the left into Grigg Lane. Continue to the end of Grigg Lane and turn left onto the Lyndhurst Road. Continue along the road for approximately three miles until you are about to enter the one-way system at Goose Green. Continue over the road into the one-way system. 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, passing the garage on your right continuing along the road. Shortly after, turn right into The Custards and the property is located at the end of the road.

Situation

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.



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

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