

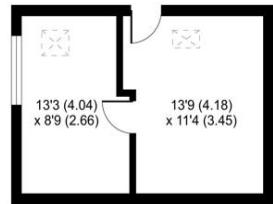
SPECIFICATION

- Available May 2025 • Unfurnished • Four bedrooms • Three reception rooms • Large kitchen with Island

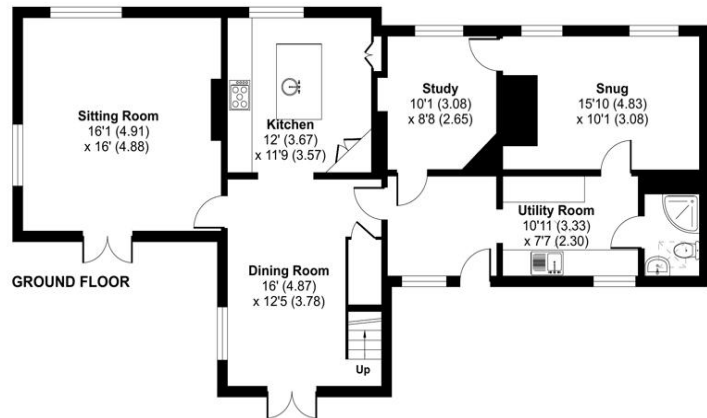
ACCOMMODATION

A rare opportunity arises to tenant a property in the heart of the New Forest with direct access into the National Park and the property itself offers a multitude of charm and character with the original part of the building circa 400 years old and since added and extended to in keeping with a Farm House of this type. Available from early November and ideally unfurnished, with some flexibility if needed with certain furnishings the property has 4 bedrooms and 3 reception rooms. Externally a 5-bar gate enters the driveway to the right with extensive lawns and mature tree and shrubbed borders and an outbuilding for storage is available with full light and power. Internally the original kitchen is now a utility room with ground floor shower room and two original reception rooms with beamed ceilings and the main living room is positioned at the far end with a separate dining area and fitted and spacious kitchen. Upstairs houses the four bedrooms that are served by the recently upgraded bathroom.

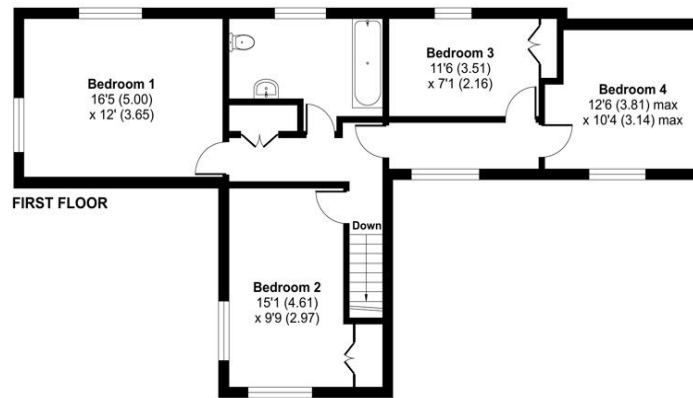
Approximate Area = 1900 sq ft / 176.5 sq m
 Outbuilding = 262 sq ft / 24.3 sq m
 Total = 2162 sq ft / 200.8 sq m
 For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Charters Estate Agents Limited. REF: 1201224



SITUATION

Lyndhurst is regarded as the capital of the New Forest and has acres of unspoilt open countryside on the doorstep, rich with flora and fauna and an abundance of outdoor pursuits and places of interest for all age groups. The pretty High Street offers a wide variety of amenities including local shops, boutiques, eateries and public houses with a local library, village hall and visitor centre. St Michaels Primary school is situated at the top of the High Street with a bus service to the well regarded Hounsdown Secondary School running daily. The M27 is only four miles to the North proving fast road links to the South Coast and London with the nearest train station at Ashurst with direct trains to London Waterloo.

LOCAL AUTHORITY

New Forest District Council
 Council Tax Band G
 Minimum Term 12 Months

£2,950 PER MONTH

Security Deposit £3,403.8 (based on advertised rental price)
 Holding Deposit £680.77 (based on advertised rental price)



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