



9 Oak Close , Lyndhurst

- NO FORWARD CHAIN JUST REMODERNISED
- FOUR BEDROOM DETACHED HOUSE
- OPEN PLAN KITCHEN DINER
- SPACIOUS SITTING ROOM WITH WOOD BURNER

Asking Price Of - £740,000

EPC Rating

TBC





Property Description

LOCATION Nestled in the serene enclave of Oak Close, Lyndhurst, this charming property offers a rare opportunity to enjoy idyllic living in the very heart of the New Forest. Perfectly positioned for both peaceful rural walks and convenient amenities, the home sits just a short stroll from Lyndhurst's vibrant village centre, where an array of shops, delightful restaurants, and cosy cafés await. Breathtaking woodland surrounds the property, offering direct access to renowned walking trails where you can immerse yourself in the beauty of local wildlife and spectacular scenery. For those who relish the outdoors, the far-reaching pathways of the New Forest are right on your doorstep, promising endless opportunities for adventure. Commuters and explorers alike will appreciate excellent connectivity to all major routes, allowing effortless visits to nearby towns and coastal attractions. Combining a tranquil location with the appeal of village life and easy access to one of Britain's most cherished National Parks, this superb home is not to be missed.



ENTRANCE HALL A generously sized entrance hall that sets the tone for the living space beyond. Admire the contemporary feel delivered by the new UPVC front door and obscured double-glazed window, ensuring both privacy and plentiful natural light. A side-facing internal window further brightens the entrance, offering a welcoming peek into the sitting room.

The hallway is both practical and stylish, featuring a durable brush floor mat and striking wooden flooring that transitions seamlessly to elegant granite floor tiles. New beige carpets line the stairs, adding a warm touch of comfort as you ascend. Practicality is further enhanced by an under-stairs desk area, ideal for those working from home, and a radiator for year-round comfort.

KITCHEN/DINER 23' x 17' (7.01m x 5.18m) This outstanding home features a superb open plan kitchen and dining space-ideal for both modern family living and seamless entertaining. The thoughtfully designed kitchen is enhanced by a rear-aspect UPVC double-glazed window, stylish granite flooring, and an impressive array of floor and wall-mounted oak cupboards, beautifully complemented by luxurious black granite worktops and tasteful mosaic beige wall tiles. Culinary enthusiasts will appreciate the quality fittings throughout, including a built-in NEFF double oven, dishwasher, fridge freezer, and a NEFF five-ring gas hob with extractor, all overlooking the spacious dining area.

The kitchen's ceramic sink is perfectly positioned for practicality, while a gleaming chrome panel radiator ensures the room is warm and inviting all year round. In the dining area, rear aspect UPVC double-glazed doors and side windows illuminate the space and provide picturesque views of the garden-ideal for summer gatherings and family meals alike.

SITTING ROOM 16' 7" x 16' 3" (5.05m x 4.95m) A truly spacious sitting room seamlessly connected to a contemporary, open-plan kitchen and dining area. Natural light pours into the living space through a charming, front aspect UPVC bay window, tastefully fitted with blinds, creating a warm and welcoming atmosphere for relaxing or entertaining. The stylish oak wood flooring extends throughout, perfectly complementing the brand new wooden burner-ideal for cosy evenings in during the cooler months.

UTILITY ROOM 12' 4" x 7' 9" (3.76m x 2.36m) A spacious utility room, thoughtfully designed with family living in mind. Light pours in through the rear aspect UPVC double glazed window, and there's convenient access to the garden via a half-glazed UPVC door, making it ideal for busy households.

The utility room is appointed with contemporary granite floor tiles, providing both sophistication and durability. Floor and wall-mounted oak cupboards provide ample storage, complemented by striking black worktops for a modern touch. The space includes a ceramic white sink and a further storage cupboard which houses a dependable Worcester boiler, ensuring comfort all year round. A panel radiator guarantees warmth whatever the weather.

CLOAKROOM 4' 9" x 3' 1" (1.45m x 0.94m) Cloakroom accessed from the practical utility room. Here, exquisite granite floor tiles and classic half wall panelling create an impressive finish, complemented by a stylish basin sink, modern W.C., and a sleek radiator for added comfort. An obscure double glazed UPVC side-facing window provides both privacy and natural light.

FAMILY ROOM 16' 6" x 7' 5" (5.03m x 2.26m) Family room accessed conveniently from the utility area-ideal for relaxed living and entertaining guests. Sunlight floods through a charming front aspect UPVC double glazed window, complete with stylish blinds,



and a neighbouring side window enhances the bright, welcoming ambiance. Stunning oak wood flooring sweeps through the room, providing both elegance and durability, while skillfully integrated wall storage and a modern radiator ensure year-round comfort and practicality.

LANDING A bright landing area, fresh with brand new beige carpets that give a soft, modern touch underfoot. To the side of the staircase, a handsome UPVC double-glazed window fills the space with natural sunshine, adorned with quality blinds for privacy. This home grants easy access to all rooms directly from the landing, along with the benefit of both an airing cupboard for efficient storage and convenient loft access.

BEDROOM FOUR 12' 1" x 7' 9" (3.68m x 2.36m) The fourth bedroom is both spacious and inviting, boasting a front aspect with a contemporary UPVC double glazed window, complemented by stylish blinds. Comfort underfoot is assured with a brand new beige carpet, while a modern radiator ensures year-round warmth. Elegant white panelled doors add a sophisticated finishing touch throughout the property.



BEDROOM THREE 12' 7" x 7' 9" (3.84m x 2.36m) Bedroom three is especially appealing, boasting ample space for a double bed and highlighted by its large rear-aspect UPVC double-glazed window, ensuring plenty of natural light yet promising privacy and tranquillity. Featuring a newly fitted beige carpet, the room achieves a warm, timeless look, complemented by an efficient radiator for those cosier evenings and a sleek white-panelled door that adds a fresh touch to the decor.

BATHROOM 13' x 7' 5" (3.96m x 2.26m) Impressive bathroom is designed for both relaxation and functionality, featuring two rear aspect obscured UPVC double glazed windows that welcome ample natural light whilst ensuring privacy. Stylish ceramic floor tiles and elegant beige wall tiles complement the suite, which includes both a bath and a separate shower cubicle, a contemporary wash basin with storage, and a W.C. A sleek spiral chrome towel heater adds a touch of modernity and comfort.



BEDROOM TWO 10' 8" x 9' 8" (3.25m x 2.95m) This impressive double bedroom, perfectly positioned to offer both style and functionality. Boasting a newly laid beige carpet that lends a warm and welcoming ambiance, the room is enhanced by a rear-aspect UPVC double-glazed window that floods the space with natural light while offering tranquil garden views. The modern radiator ensures comfort throughout the year, while the built-in double door wardrobe provides generous storage solutions, keeping the room clutter-free and practical.

BEDROOM ONE 13' 6" x 12' 5" (4.11m x 3.78m) Stepping into Bedroom One, residents are greeted by a beautiful front aspect UPVC double glazed window, flooding the space with natural light and creating a welcoming ambience. Luxurious new beige carpeting underfoot adds a sense of warmth and modern refinement, while the efficient radiator ensures cosy winter evenings. This spacious bedroom also caters to contemporary needs with its highly desirable walk-in wardrobe, providing excellent storage without encroaching on your relaxation space. In addition, the private en-suite shower room adds a further touch of indulgence and personal comfort, complete with quality fixtures and fittings.





WALK-IN WARDROBE 6' 11" x 6' 8" (2.11m x 2.03m) One of the standout features is the generous walk-in wardrobe, accessed through a sleek glass door. Step inside to discover plush beige carpeting underfoot, automatic lighting, and a variety of elegant chrome hanging rails and spacious drawers, all beautifully complemented by contemporary glass shelving-ensuring that style and practicality go hand in hand.

ENSUITE 9' 1" x 6' 7" (2.77m x 2.01m) Beautifully designed ensuite shower room that boasts stylish oak wood flooring and a host of premium features. The front aspect obscure uPVC double-glazed window not only enhances privacy but also allows natural light to illuminate the elegant space. Enjoy a relaxing shower in the attractive cubicle finished with co-ordinating cream tiles and modern mains fittings. The integrated sink, complete with ample storage beneath, and the convenient WC, offer excellent functionality, while a further built-in storage cupboard helps to keep the room clutter-free and organised.



OUTSIDE REAR GARDEN Impressive outdoor space designed for contemporary family living. To the front, discover a large grey stone patio, perfectly complemented by a recently laid lawn and thoughtfully constructed wooden planters-ideal for displaying vibrant flowers throughout the seasons. The garden's welcoming entrance sets the tone for a home that balances practicality with taste. An expansive and enclosed rear garden offers a sunny retreat, perfect for alfresco dining or simply savouring peaceful afternoons. Carefully landscaped, the garden features a winding path that leads to a fully equipped office or summer house at the far end, providing the flexibility to work from home or enjoy a dedicated creative retreat. Adjacent to the summer house is a handy shed for garden storage and tools.

A further secure side gate leads to another versatile area: a secluded patio and an additional shed, with the rare benefit of double gates leading to the front. This thoughtful layout offers plenty of storage, easy access, and potential space for parking, ensuring the outside areas are as functional as they are attractive.



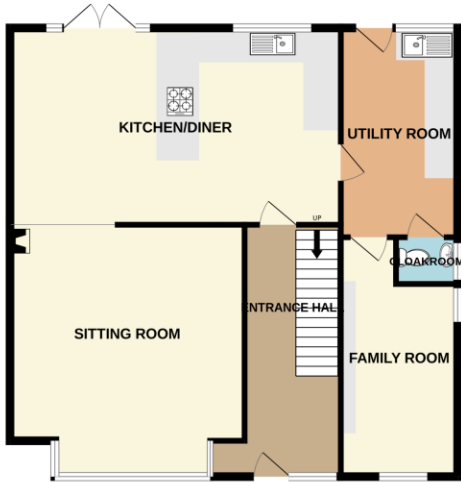
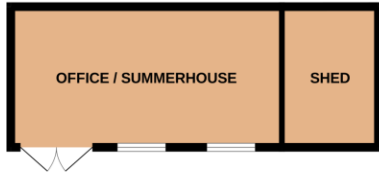
OFFICE/SUMMER HOUSE 16' 5" x 13' 3" (5m x 4.04m) Step into a beautifully presented garden retreat: an impressive office and summer house that offers both practicality and charm. Thoughtfully designed, this versatile space boasts two generous, front-aspect windows, flooding the interior with natural light and creating an inviting atmosphere. Double doors open seamlessly onto the garden, making this the ideal spot for flexible home working, creative pursuits, or serene escapes. Inside, the property is enhanced by an elegant grey carpet, providing comfort underfoot, while modern amenities-including full power and lighting, internet connectivity, and an electric heater-ensure you stay productive and comfortable year-round. Mature gardens offer the perfect setting for relaxation or play, completing the picture of refined suburban living.



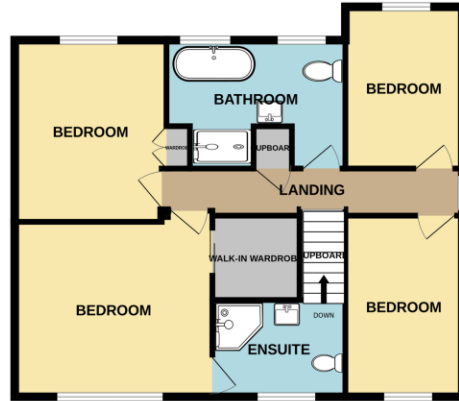
FRONT GARDEN To the front, the home is set back behind a well-kept, mainly shingled garden, complete with a neat touch of lawn delivering welcoming kerb appeal. Accommodating up to four vehicles, the generous drive provides ample off-road parking for residents and visiting guests-a rare treat in such a sought-after area.

ADDITIONAL INFORMATION This beautifully presented home has been recently re-modernised to a high standard and awaits its next discerning owner. Enhanced by the addition of solar panels, the property delivers impressive energy efficiency, offering long-term savings on utility bills whilst prioritising sustainable living. The property is welcomed to the market with no forward chain, ensuring a smooth and hassle-free purchase for buyers ready to make their move. Paired with a Council Tax Band F rating and EPC rating to be confirmed, this residence offers helpful financial clarity and is primed for immediate occupation.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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