

Lime Kiln Lane, Holbury, Southampton, SO45 2HE

SMALLHOLDING/PONY GRAZING CLOSE TO BREAKFAST ROOM: NEW FOREST ACCESS - This opportunity has 11'1" max x 10'1" (3.38m max x 3.07m) arisen to acquire this delightful, detached period cottage believed to date back to the 17th century. Offering smallholding facilities comprising stable block with hay store, tack room, two grazing paddocks, mature and established woodland area, a second set of LAUNDRY ROOM: double gates leading to one of the paddocks with an area ideal for a lorry park. The ground are approximately a little over five acres. Internall the accommodation comprises two/three bedrooms, living room/snug with feature beams and open firelace with access to the garden which leads to the stable block, modern fitted kitchen with walk-in larder cupboard, bathroom and shower room, breakfast room, garden/boot room, laundry **DRESSING ROOM/BEDROOM:** room. Located within the boundaries of the New Forest National Park enjoying the Commoners Right of Pasture. NO ONWARD CHAIN.

The village of Holbury provides a good range of day to day amenities including a convenience store, Post Office and schools. For recreational pursuits easy access is provided to the open forest for riding and walking, with internationly renowned sailing facilities, marinas, beaches and Calshot activity centre found within a short **AGENTS NOTE:** drive. The cottage is conveniently located for commuters benefitting from several main road links nearby.

ENTRANCE:

KITCHEN

27'3" max x 7'1" (8.31m max x 2.16m)

LOUNGE:

20'9" x 11'1" (6.32m x 3.38m)

GARDEN/BOOT ROOM:

10'2" x 8'1" (3.10m x 2.46m)

BATHROOM:

SHOWER ROOM:

FIRST FLOOR LANDING:

BEDROOM:

10'1" max x 9' (3.07m max x 2.74m)

BEDROOM:

10'7" x 9'5" (3.23m x 2.87m)

11'6" x 9'9" (3.51m x 2.97m)

GARDENS & GROUND:

Extending to just over 5 acres, the grounds extend to the front, side and rear.

GARAGE & PARKING:

Two single garages and ample parking space for numerous vehicles and further access via a second set of high privacy gates, ideal for a lorry park leadiding to the gated paddock one.

This character home is not found to be listed however it is positioned within the National New Forest Park boundaries.

Sewerage is via a septic tank adn the gas via a propane tank underground.

COUNCIL TAX:

Band E



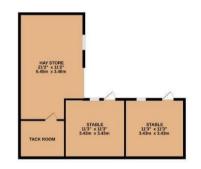




GROUND FLOOR 1ST FLOOR







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 littsrative 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.

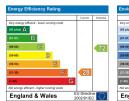
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