



Lime Kiln Lane, Holbury, Southampton, SO45 2HE
Offers In Excess Of £750,000



CHEQUERS
Independent Estate Agents

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SMALLHOLDING/PONY GRAZING CLOSE TO NEW FOREST ACCESS - This opportunity has 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 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. Internally the accommodation comprises of two/three bedrooms, living room/snug with feature beams and open fireplace 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 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 internationally renowned sailing facilities, marinas, beaches and Calshot activity centre found within a short 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)

BREAKFAST ROOM:

11'1" max x 10'1" (3.38m max x 3.07m)

GARDEN/BOOT ROOM:

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

BATHROOM:

LAUNDRY ROOM:

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)

DRESSING ROOM/BEDROOM:

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 leading to the gated paddock one.

AGENTS NOTE:

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 and the gas via a propane tank underground.

COUNCIL TAX:

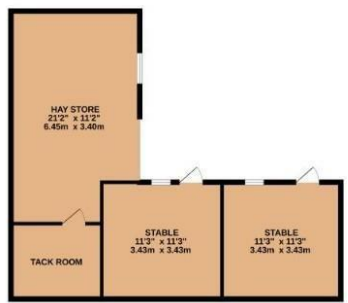
Band E





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 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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| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 49-54 | E | | |
| 41-48 | F | | |
| 35-39 | G | | |
| Not energy efficient - higher running costs | | | |
| | | 72 | 28 |
| England & Wales EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 49-54 | E | | |
| 41-48 | F | | |
| 35-39 | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales EU Directive 2002/91/EC | | | |

