



15 Chestnut Road *Brookenhurst, SO42 7RF*

SPENCERS
NEW FOREST





A charming three-bedroom detached chalet bungalow occupying a generous south-east facing plot. The property offers a charming rear garden, an attached single garage, off-road parking and an idyllic location, positioned within walking distance of Brockenhurst village and amenities.

The Property

Kitchen – Pale blue shaker style units fitted by Kitchen Makers of Sway, integrated Neff microwave oven, oven, fridge/freezer, dishwasher, Neff gas hob

Utility Area – Accessed via the kitchen, space and plumbing for washing machine and tumble dryer, sink and storage units, external door leading to side/rear garden

Living Room – Generous room with an impressive bay window overlooking the rear garden, brick fireplace with a multi-fuel Clearview woodburner

Dining Room – Double doors leading from living room, space for generously sized dining table, patio doors leading to patio area/rear garden

Bedroom 2 – Double bedroom overlooking front garden

£825,000



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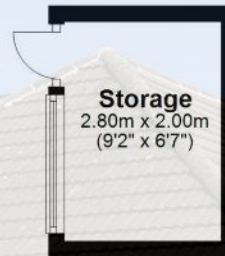
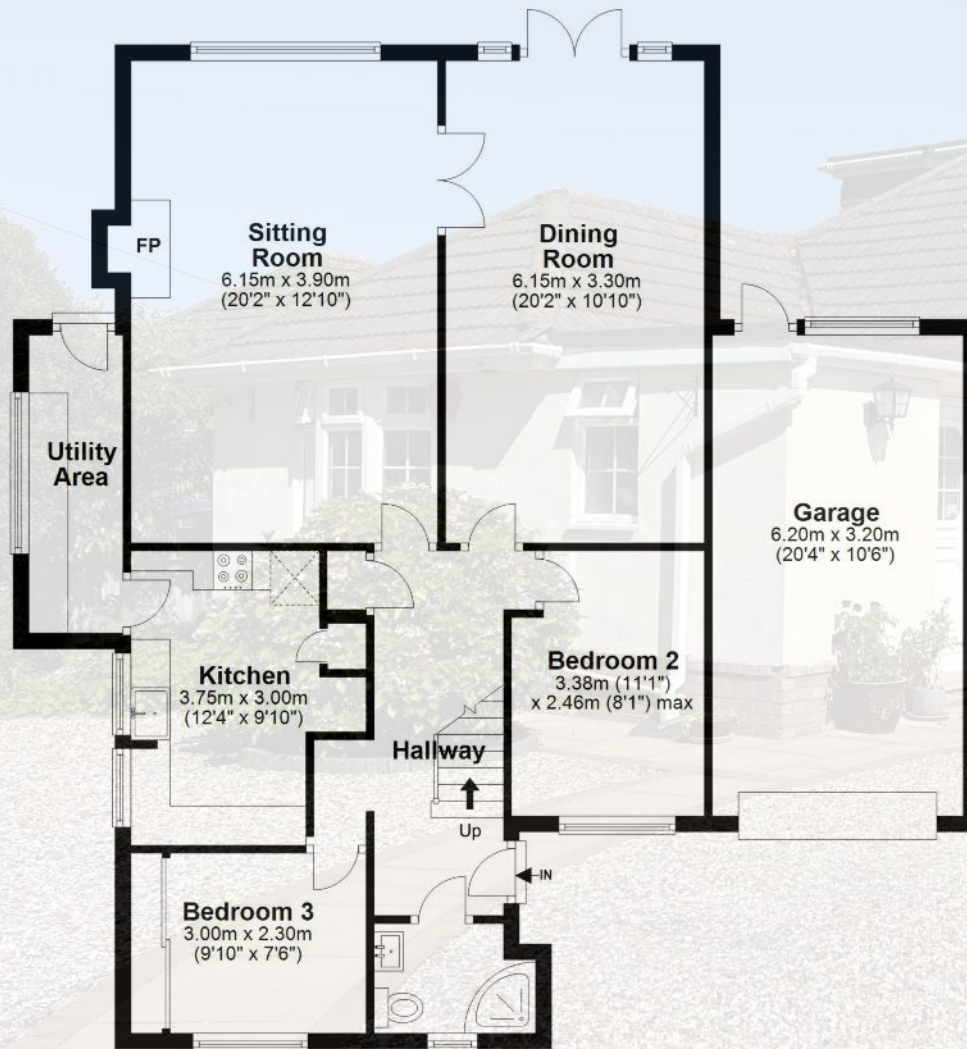
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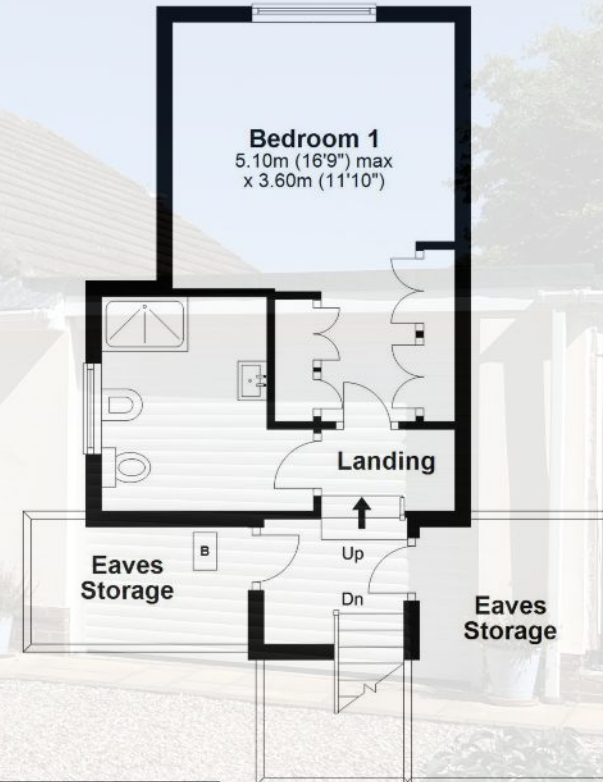
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FLOOR PLAN

Ground Floor



First Floor



Approx Gross Internal Areas

House: 136.8 sqm / 1472.5 sqft
Outbuilding: 5.6 sqm / 60.3 sqft

Total Approx Gross Area:
142.4 sqm / 1532.8 sqft



The Property Continued . . .

Bedroom 3 – Single bedroom with fitted wardrobes, overlooking front garden

Downstairs Shower Room – Serving Bedroom 2 and 3

Staircase leading to Bedroom 1 – Window overlooking the pretty rear gardens, fitted wardrobes cleverly installed by Hammonds

Family Bathroom – Generously sized with walk-in shower, WC, wash hand basin and bidet

NB. There are two generous storage cupboards in the eaves, accessed via the upstairs landing. One of which is used as loft storage and the other houses the Worcester combi boiler.

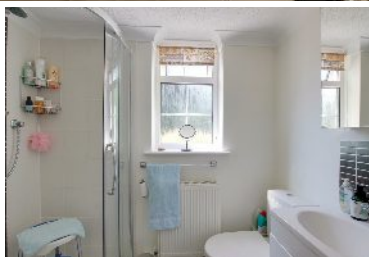


Grounds & Gardens

The delightful rear garden is predominantly laid to lawn, with borders made up of a range of shrubs and hedging, offering a great deal of privacy. There is a generous terraces area abutting the rear of the property, providing an ideal seating area for al-fresco dining.

The attached single garage has an electric door, power and light and ample room for storage in addition to a car. An external door to the rear, leads to an additional hard standing area which offers potential to enlarge the garage further, if required (STPP).

There is a detached storage shed, which has a power and lighting supply and offers ideal potential for a small home office.





Directions

From our office in Brockenhurst, turn left and proceed along Brookley Road before taking the first left into Grigg Lane. After a short distance, turn right into Chestnut Road proceed straight ahead. The property can be found opposite the green, denoted by our For Sale board.

Services

All mains services connected
Energy Performance Rating: D
Council Tax Band: D
Tenure: Freehold





Situation

Chestnut Road is a highly regarded residential cul-de-sac that is conveniently situated within an easy walk of the village centre. The village of Brockenhurst offers a good range of local amenities including a butcher, greengrocer and baker, as well as a well-regarded primary school, popular tertiary college, the renowned Brockenhurst Golf Club and an excellent mainline train service to London Waterloo (approximately 90 minutes). The picturesque village of Beaulieu lies 7 miles to the East with the marina of Bucklers Hard on the Beaulieu River. Approximately 4 miles to the south is the Georgian market town of Lymington with its extensive yachting facilities, ferry service to Yarmouth, Isle of Wight and its famous Saturday county market. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 giving access to London and the south coast.

Points Of Interest

Careys Manor Hotel & Spa	0.3 miles
Brockenhurst Football Club	0.3 miles
Brockenhurst Train Station	0.5 miles
Brockenhurst Church of England Primary School	0.5 miles
The Pig	1.5 miles
The Filly Inn, Setley	1.8 miles
Lymington New Forest Hospital	4.3 miles
Lymington High Street & Quay	5.3 miles

Important Information

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 fittings, 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



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

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