Cedar Lodge

Lyndhurst Road, Brockenhurst, SO42 7TR

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NEW FOREST

Situated in a highly sought-after location just moments from Brockenhurst's amenities, this beautifully presented three-bedroom detached family home has been recently modernised and refurbished to offer an exceptional blend of contemporary living with large open plan family kitchen and reception areas set across the full width of the property with further benefits including planning permission to extend the first floor accommodation, a ground floor ensuite bedroom, a detached garage and off street parking.

The Property

Since purchasing the property in 2020, the current owners have thoughtfully refurbished the ground floor configuration to an outstanding standard. A modern frosted glazed porch opens into a welcoming entrance hall, leading to a versatile double bedroom that can also serve as a second sitting room or family room, complete with its own en-suite shower room.

To the rear of the property lies a stunning open-plan reception room designed perfectly for modern family life and entertaining. The bespoke kitchen by *Handmade Kitchens of Christchurch* features elegant quartz worktops, porcelain floor tiles from Mandarin Stone, a generous central island with ample storage and power points, space for an American-style fridge freezer, and a walk-in pantry. Dual-aspect windows create a bright and airy atmosphere flowing seamlessly into the dining and sitting areas. The sitting area is centred around a newly installed fireplace with a French limestone surround, while aluminium doors open onto the garden. Underfloor heating throughout the ground floor is controlled by a smart zoned app system, ensuring both comfort and efficiency. A good-sized separate utility room provides additional practicality with a door leading out to the garden and parking.

£800,000

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Approximate Area = 1574 sq ft / 146.2 sq m
Limited Use Area(s) = 45 sq ft / 4.1 sq m
Garage = 163 sq ft / 15.1 sq m
Total = 1782 sq ft / 165.4 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1414702

Property Continued….

The first floor offers two further double bedrooms with built in clothes storage, both supported by a well fitted family bathroom.

Additional Information

Tenure: Freehold

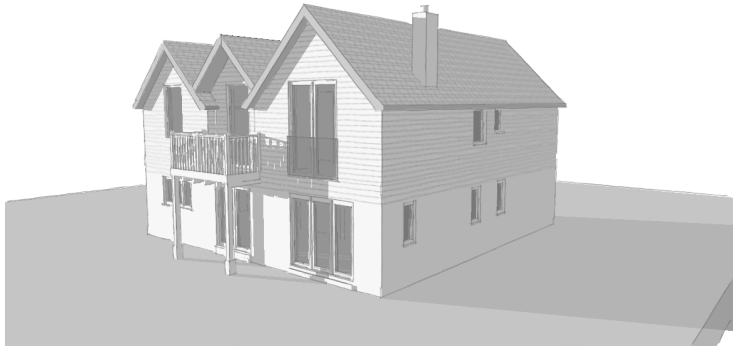
Services: All mains connected
Energy Performance Rating: D Current: 68 Potential: 74
Council Tax Band: F

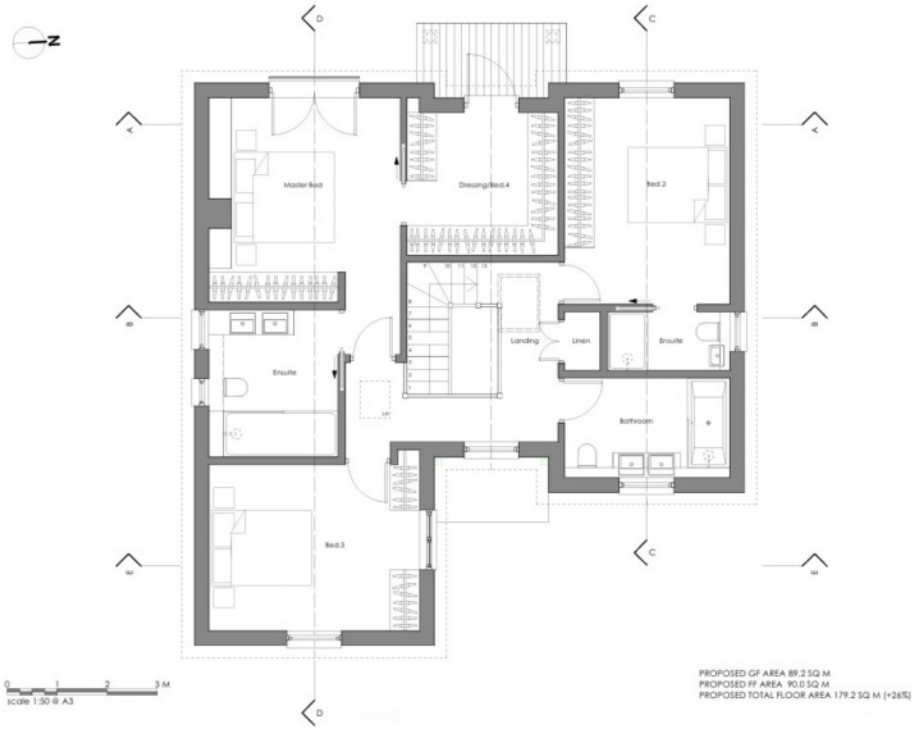
Broadband: Ultrafast broadband with speeds of 1000 Mbps is available at the property (Ofcom)
Mobile Coverage: No known issues, please contact your provider for further clarity

Flood Risk: Very low

Grounds and Gardens

Externally, the property continues to impress. The front offers a gravelled driveway with parking for several vehicles, while the private and secure rear garden is beautifully stocked with mature borders and well established copper beach tree, a detached garage is set to the rear, further benefits include a greenhouse, garden shed, and EV charging point.





The Situation

The property is set in a convenient location on Lyndhurst Road, within a few minutes walk of the open forest. Brockenhurst village centre is easily accessible offering a mainline station with direct access to Waterloo (approximately 90 minutes) and an extensive range of local shops and restaurants. About 4 miles south is the Georgian market town of Lymington with its extensive yachting facilities, a ferry service to Yarmouth, Isle of Wight and a Saturday market.

Directions

From our office in Brookley Road turn left and take the first left into Grigg Lane. Proceed to the end of Grigg Lane and turn left onto the Lyndhurst Road (A337). The entrance to the property can then be found after a short distance on the left hand side, before the turning on the right to Balmer Lawn Road.

Planning

Architect plans have been granted planning permission (25/00058FULL) to provide an exciting opportunity to extend the accommodation to approximately 1,950 sq ft. Planning consent also includes the installation of taller, solid twin-opening front gates.

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

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 fitments, 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 confirm the position to you.

This leafy village on the southern edge of the New Forest has everything you could want for family life in the Forest.

The Local Area

Brockenhurst is the largest village in the New Forest, boasting a thriving and lively community with all the necessary essentials of a proper working village, including a butcher, bakery, greengrocer, cafes and tea houses, plus services such as a doctor, dentist and post office.

In addition, the village boasts an 18 hole championship golf course, a luxurious spa and a number of highly regarded hotels including the Balmer Lawn, the Pig and Careys Manor, all of which offer fine dining restaurants.

In Brockenhurst the New Forest is all around you and wild ponies, deer and cows roam at will. The North and South Weirs streams join and as one flow through Brockenhurst. In Brookley Road in the warmer months of the year the stream flows across the road, commonly referred to as The Splash. There is a second ford in the Waters Green area of the village and this flows continuously throughout the year.

From beyond this the Weirs stream meets the river formed by the Blackwater and Ober Water to become the Lymington River.

It is Brockenhurst's mainline station (service into London Waterloo approximately 90 minutes) that turns the dream of a country idyll into reality for those working up in London and makes Brockenhurst village a property hot spot.

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

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