



3 Lower Barford Cottages

Bramshaw, Lyndhurst, SO43 7JN

SPENCERS
NEW FOREST



A three-bedroom end of terrace house set within the lovely location of Bramshaw within a moments' walk of the open Forest. Offered to the market with no onward chain and in need of a programme of modernisation.

The Property

The main front door leads you into the entrance lobby with stairs to the first floor and giving access either side to both reception rooms.

The dining room sits at the end of the house with access from the kitchen and offers great storage surrounding the feature fireplace.

A tiled living room sits across the lobby and offers a generous amount of space with a lovely corner unit fireplace with inset log burner. A further door from the living room leads into the kitchen that offers a range of low-lying units, hob and integrated appliances.

A breakfast room sits at the end of the kitchen offering further dining space with double aspect views. The downstairs accommodation is completed with a further boot room with access to the side of the property and large utility room with wash basin and downstairs w/c.

£500,000





The Property Continued...

Stairs from the hallway lead to the first-floor landing where all upstairs accommodation can be found.

The principal bedroom offers front aspect views with walk in wardrobe, bedroom two offers generous space with built in wardrobes and further front aspect views and bedroom three offering rear aspects views and further built in wardrobes. A three-piece family bathroom completes the upstairs accommodation.

Grounds & Gardens

A cattle grid entrance to the driveway leads to the side of the property giving access to off street parking for a couple of cars.

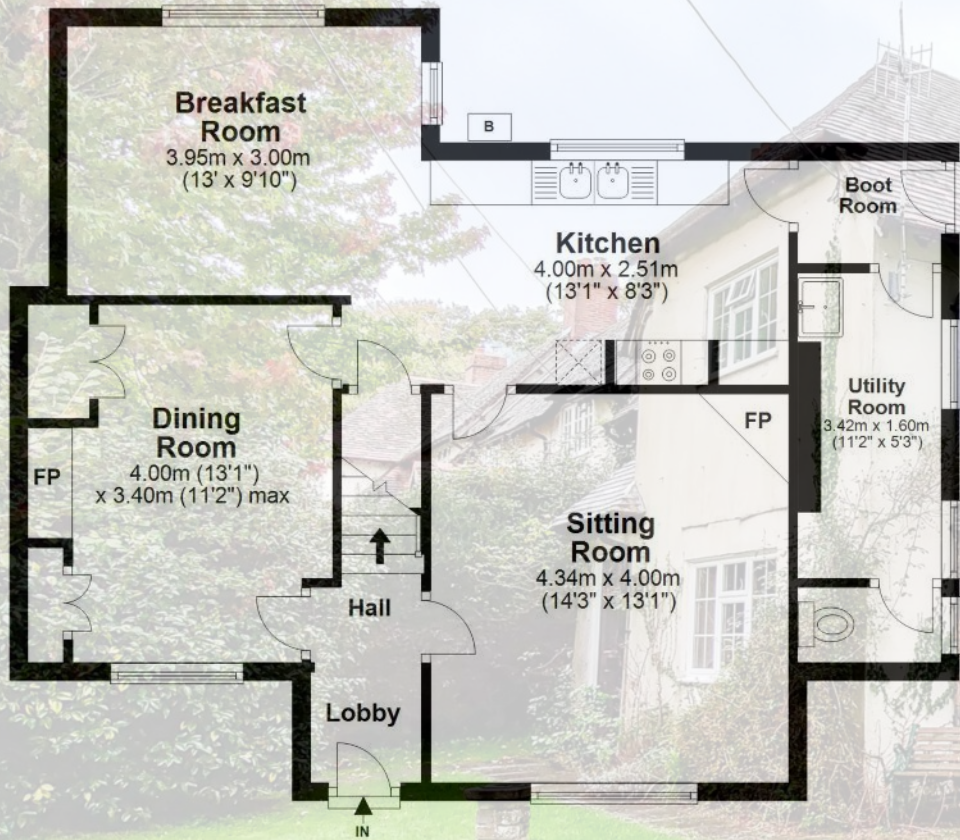
The garden wraps around the house giving benefit to having both a good size front and rear garden all laid to lawn with a small patio area to the side of the property from the boot room. Flanked by mature hedging all around and a small array of mature trees gives seclusion and privacy to the property at every point.

Points of Interest

Bramshaw Golf Club	2.1 Miles
Green Dragon	2.2 Miles
Rockingham Arms	4.2 Miles
Paultons Park	5.6 Miles
Romsey	9.4 Miles
Salisbury	13.7 Miles
Southampton	13.9 Miles

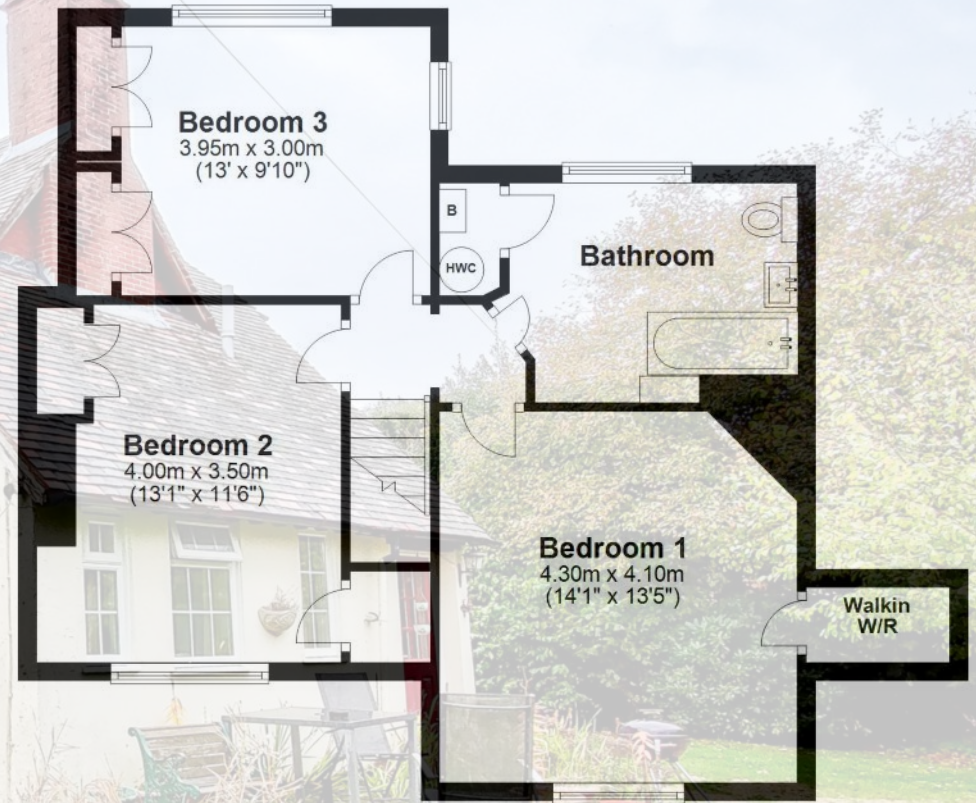
Ground Floor

Approx. 69.6 sq. metres (749.5 sq. feet)



First Floor

Approx. 60.0 sq. metres (646.0 sq. feet)



Total area: approx. 129.6 sq. metres (1395.5 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.



Directions

From our office in Brockenhurst, turn left onto Brookley Road, taking the first turning on the left into Grigg Lane and left again at the end onto the A337, continuing straight ahead until you reach Lyndhurst (approximately 3.7 miles). Upon approaching Lyndhurst High Street, change into the left lane, and continue on the A337 (signposted M27 for approximately 3.5 miles). At the Cadnam roundabout, proceed straight over, and after approximately half a mile turn left onto Newbridge Road.

Follow Newbridge Road, bearing left into Furzley Road, after 0.5 miles, 120 yards beyond the red telephone box. Proceed for a further 1.2 miles to crossroads. Proceed straight over the crossroads and continue on a further 1.2 miles and on the right hand side you will find the property.



Services

Energy Performance Rating: D Current: 57 Potential: 90

Council tax band: E

Tenure: Freehold

Electric heat pump

Private drainage TBC

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 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 confirm the position to you.



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

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