



FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

New Forest

39 Moorlands Close

Brockenhurst • SO42 7QS



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Brookenhurst • SO42 7QS

Located in a quiet cul-de-sac within easy reach of the village centre and the open forest, this substantial detached four bedroom house has been extended and refurbished in recent years, to provide beautifully presented modern, spacious and versatile accommodation, with a superb kitchen/dining/family room, ground floor bedroom suite and three further first floor double bedrooms, all with plentiful built-in storage. There is a good size private rear garden and driveway parking for several vehicles.



4



2



£950,000

Key Features

- Stunning kitchen/dining/family room with two roof lights and bi-folding doors opening out to the rear garden
- Ground floor double bedroom with walk-through dressing room and en-suite shower room
- Three first floor bedrooms, all with built-in wardrobe and one bedroom with dressing room
- Driveway parking for several vehicles
- EPC rating: C & Council Tax Band: E
- Generous sitting room with large windows and feature gas fire
- Ground floor playroom, utility room and cloakroom
- First floor study and family bathroom
- Private rear garden
- Beautifully presented and spacious accommodation

Est.1988



Description

This beautifully presented four bedroom detached house has been extensively refurbished and extended in recent years, to provide versatile, spacious, light and airy accommodation. The ground floor kitchen/dining family room is the heart of the home, with bi-folding doors opening out onto the terrace and garden beyond. There is driveway parking for several vehicles and the property is located in quiet cul-de-sac, within easy reach of both the open forest and the village centre.

Covered front porch. Front door with full height obscure glazed side panels, leading into the entrance hall. Cloaks cupboard. Cloakroom with WC and wash hand basin. Door to the left into the spacious sitting room which has an open tread turning staircase with feature cut-out balustrade, rising to the first floor. Feature gas fire and large full height windows to the front aspect with white plantation shutters. Door from the sitting room leads into the main feature of this property, the stunning open plan kitchen/family/dining room. This light and airy room has been fitted with a vast and range of floor and wall mounted cupboard and drawer units with quartz worktop over. Integral appliances including a five ring ceramic hob with extractor hood above and splashback, two eye level electric ovens, dishwasher, space for American style fridge freezer. Island incorporating a breakfast bar area to one side, with inset one and a half bowl sink with integral drainer, with boiling water tap. Two large roof lights flood this room with natural light. Bi-folding doors opening out to the rear garden. Ample space for dining table and chairs and sofa, and further patio doors opening out to the garden. Door into the play room which has a built-in storage cupboard, window to the front aspect with plantation shutters and door leading back through to the entrance hall. Door into the utility room with space and plumbing for washing machine and tumble dryer and wall mounted gas fired central heating boiler. Door into ground floor double bedroom suite with window to the rear aspect. Opening from the bedroom through to the dressing room which is fitted with an abundance of fitted wardrobes and cupboards, with a further opening through to the en-suite shower room which comprises of a fully tiled walk-in shower with mixer shower and rainfall shower head, wall hung WC and wall hung wash hand basin with mixer tap, vanity storage drawer under and light up mirror. Heated towel rail, tiled floor and obscure window to the front aspect with white plantation shutters.

First floor landing with window to the front aspect and two built-in storage cupboards. Bedroom two with range of built-in cupboards, wardrobe and window to the rear aspect. Bedroom three has built in cupboards, wardrobe and a window to the front aspect. Door into the dressing room of bedroom four, with built-in cupboard, window to the front aspect and opening through to the double bedroom. Door from the dressing room leads into the study which has a window to the rear aspect. Family bathroom with panelled bath unit with part tiled walls, mixer shower and rainfall shower head and folding glass shower screen. WC, wall hung sink unit with mixer tap and vanity storage drawer under and light up mirror above. Heated towel rail and obscure window to the rear aspect.

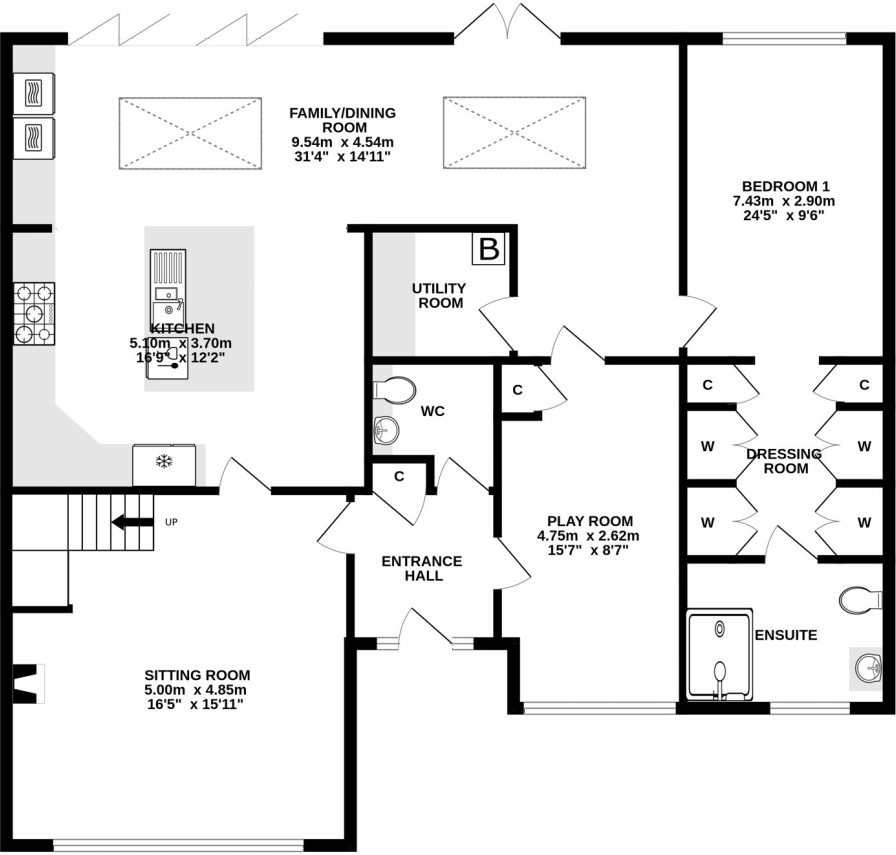
To the front of the property there is a large shingle driveway providing parking for several vehicles. There is an area of lawn to the left and raised area of lawn to the right. There are various mature shrubs, trees, plants and hedging. There is a side pedestrian wooden gate leading through to the rear garden.

The rear garden is mainly laid to lawn with a paved area running adjacent to the rear of the property with an additional paved area in the right hand corner, both providing ample room for patio furniture. There are various mature plants, trees, shrubs and borders interspersed throughout the garden and a useful garden shed.

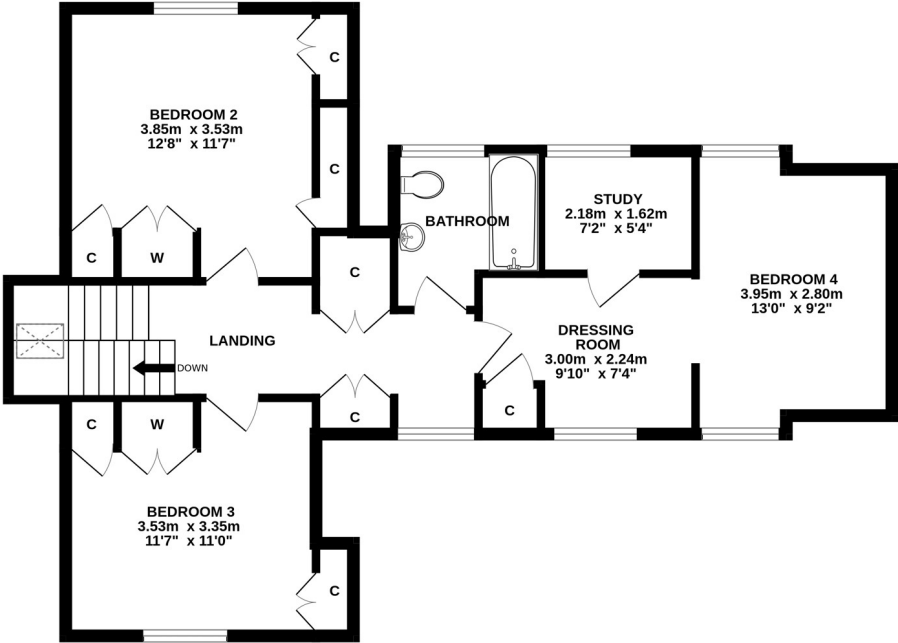
The property is conveniently located within a short level walk of Brockenhurst village centre, in the heart of the New Forest, close to shops and amenities. The village offers a mainline railway station with direct links to London Waterloo in approximately 90 minutes. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3, giving access to London. The nearby Georgian market town of Lymington has many independent shops, a picturesque quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park.

Floor Plan

GROUND FLOOR
124.4 sq.m. (1339 sq.ft.) approx.



1ST FLOOR
65.2 sq.m. (702 sq.ft.) approx.



39 MOORLANDS CLOSE

TOTAL FLOOR AREA : 189.7 sq.m. (2041 sq.ft.) approx.

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For more information or to arrange a viewing please contact
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