38 New Forest Drive

Brockemhurst, SO42 7QW

SPENCERS
NEW FOREST

A substantial five bedroom detached family residence formed from a good size family home and an adjoining two storey annexe providing additional living space, ancillary accommodation or income potential. No forward chain.

The Property

This excellent family home has been enlarged in recent times to offer a flexible layout to meet the requirements of a modern day family requiring ancillary accommodation.

A covered entrance porch opens into a welcoming entrance hallway which in turn links to a useful utility room, garage and wc, with stairs ascending to the first floor. Also set off the entrance hall is a superb sitting room extending the full depth of the property which includes a feature fireplace with stone surround and hearth and a large front aspect window overlooking the garden.

From the sitting room, double doors open into the kitchen/breakfast room with a rear aspect window overlooking the garden. The kitchen is fitted with arrange of modern Howden's units with wood block work surfaces, a breakfast bar and a range of built-in appliances. Both the sitting room and the kitchen/breakfast room open into a superb triple aspect, multi-purpose garden/dining room with glazed pitched roof, underfloor heating and double bi-fold doors opening out onto the rear garden. Also accessed from the sitting room is the annexe living space, with engineered oak flooring extending throughout the entire ground floor layout.

To the first floor, a large landing area with built-in storage cupboards links to the master bedroom with en-suite shower room, three further bedrooms and a modern family bathroom comprising a panelled bath, shower, wash basin and wc. All of the bedrooms feature built-in wardrobes.

A small additional area on the landing could be used as a small study area.

NB: The property offers considerable potential for income generation/holiday let by way of the adjoining annex.

£875,000

4 *5* *3*

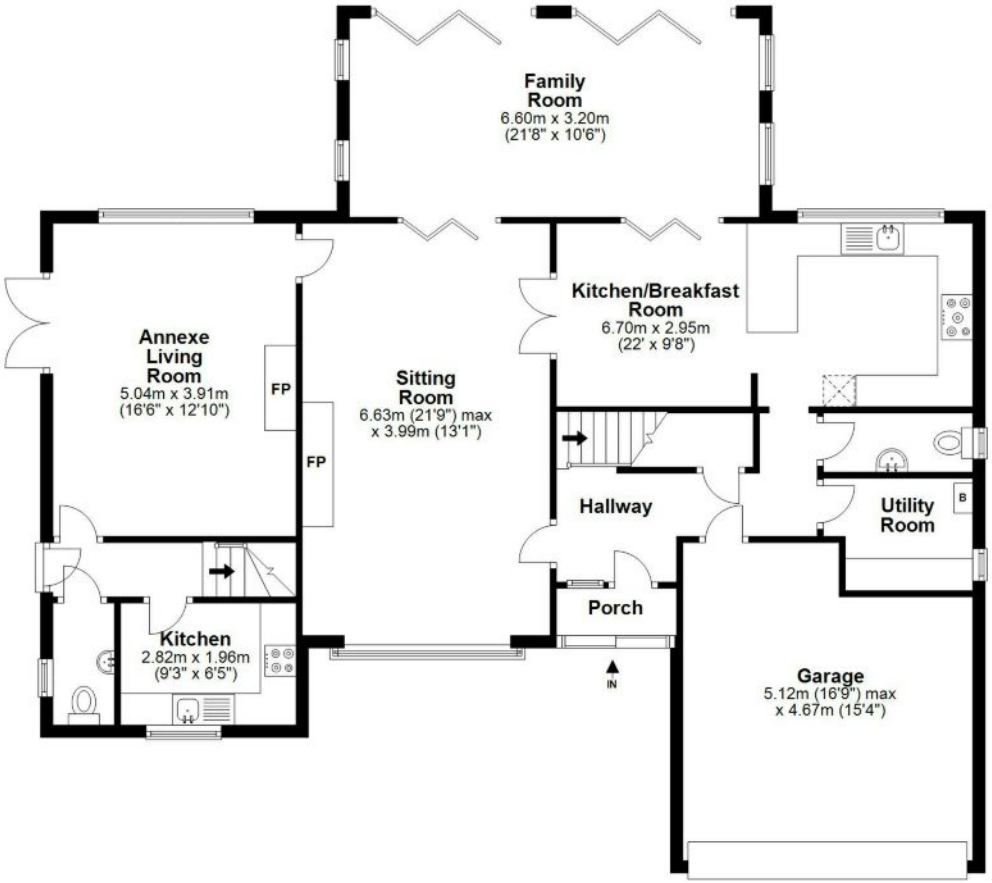
FLOOR PLAN

Approx Gross Internal Area: 225.5 sqm / 2427.3 sqft

Garage: 22.3 sqm / 240.0 sqft

Total Approx Gross Area: 247.8 sqm / 2667.3 sqft

Ground Floor



First Floor

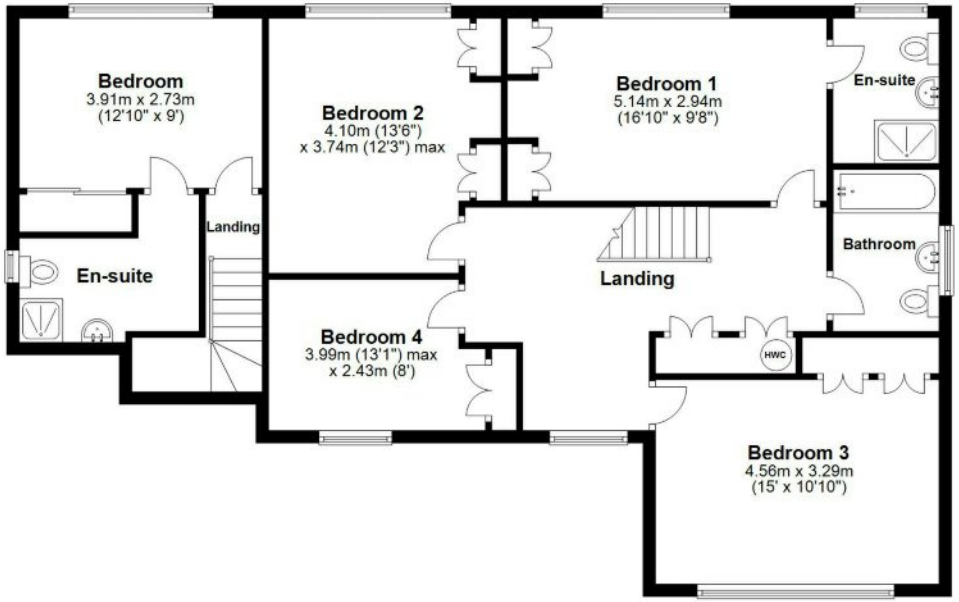


Illustration for identification purposes only; measurements are approximate, not to scale.EPC New Forest
Plan produced using PlanUp.

The property extends to approximately 2667 sq. ft in total and further benefits from garaging, off road parking and private gardens.

Annexe

Adjoining the property and cleverly built to fuse perfectly with the original house is an excellent two story, one bedroom annexe.

This superb space can be accessed via its own private front door or from the sitting room of the main house, meaning it can form part of the existing dwelling or ancillary accommodation depending on requirements.

To the ground floor, a hallway links to a double aspect sitting room with feature fireplace, underfloor heating and double doors opening onto a small area of private garden, a wc and a Howden's kitchen fitted with a range of modern units and appliances.

Stairs from the hallway lead up to the first floor bedroom with built-in sliding wardrobes and an en-suite comprising a large shower cubicle, hand wash basin, wc and towel rail.

Grounds & Gardens

To the front aspect, a driveway provides off road parking facilities and access to the integral double garage. Set alongside the driveway is a small area of garden which is laid to lawn.

A side access gate leads round to the main entrance for the annexe accommodation and into the main area of garden. The rear garden is apportioned into different areas of interest comprising areas of formal lawn, a vegetable garden with raised plant beds and a delightful Mediterranean garden providing a haven of peace and tranquillity in suburban surrounds.

The grounds are flanked by timber fence boundaries with a couple of timber sheds set within the rear garden.

The Situation

The property is set in a tranquil position, forming part of a small cul-de-sac located within a short walk of the open forest. The village is approximately a ten minute walk away and offers a mainline railway station with direct links to London Waterloo (approx. 90 minutes), a well-regarded primary school and tertiary college and a good local community of shops and restaurants.

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, its famous Saturday county market and ferry service to Yarmouth, Isle of Wight. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 giving access to London.

Directions

From our office in Brookley Road, turn right and proceed over the Watersplash, turning right onto Rhinefield Road. Proceed along the road passing the Forest Park Hotel on the left hand side and take the third turning on the left into New Forest Drive. Proceed to follow the road and turn into the third cul-de-sac on the right. The property can then be found on the right hand side.

Services

Energy Performance Rating: C
All mains services connected.
Tenure: Freehold

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.

Points Of Interest

Brockenhurst Primary School 0.7 Miles
Brockenhurst Mainline Railway Station 0.9 Miles
Brockenhurst Tertiary College 1.0 Miles
Balmer Lawn Hotel 1.2 Miles
The Pig Restaurant 1.7 Miles

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

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