





Southease

Balmer Lawn Road • Brockenhurst • SO42 7TT

Offered with no forward chain and located in the heart of the New Forest in a prime position on Balmer Lawn Road, this three bedroom detached bungalow benefits from a large driveway, detached tandem garage with workshop, south west facing garden and the property is positioned directly opposite open forest with easy access for delightful walks.



3



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£650,000

Key Features

- No forward chain
- Master bedroom with en-suite shower
- Driveway with ample parking
- Within walking distance of the village centre and local amenities
- EPC Rating: D & Council Tax Band: E
- Generous size conservatory
- Delightful south west facing garden
- Direct forest access
- Potential for extension/refurbishment (STPP)
- Detached tandem garage with workshop and store room



Est.1988

Description

Perfectly positioned three bedroom detached bungalow directly opposite open forest, with ample parking, detached garage and workshop. Generous conservatory with south west facing garden and within easy walking distance of Brockenhurst village centre and local amenities. The property offers potential for modernisation and extension (subject to planning permission).

Access to the property can be gained via the glazed entrance porch, with a front door leading into the inner hallway, with a cloaks cupboard and airing cupboard housing the baxi gas boiler. The spacious sitting room is to the left of the hallway, with a window to the side aspect and a feature fireplace. Glazed doors from the sitting room, give access into the generous size conservatory, which overlooks the garden. From the sitting room an archway leads you into the dining room with a window looking through to the conservatory, and from there a glazed door leads into the kitchen. The kitchen is galley style and has matching kitchen units with single drainer sink unit with a window to the side aspect. There is an integral four ring gas hob with electric oven under and space for further kitchen appliances, with a further glazed door that leads outside.

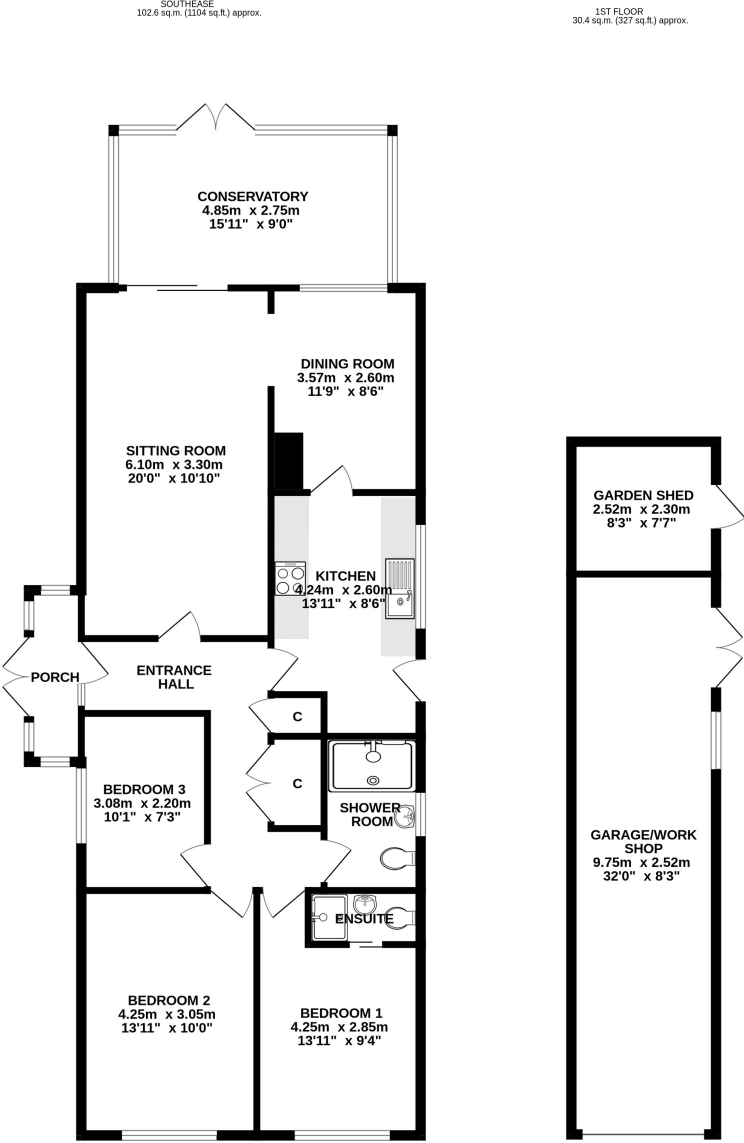
The central hall gives access to bedrooms and family shower room. The master bedroom has a newly fitted carpet and en-suite shower room with a shower, WC and wash hand basin. Double

bedroom two also has a newly fitted carpet and front aspect window. Bedroom three has a side aspect window. The family shower room has a spacious walk in shower cubicle, wash hand basin, WC and window to the side aspect.

Outside to the front of the property, there is a white five bar gate leading you onto a large gravel driveway with parking for multiple vehicles. The rear garden is south west facing and laid to lawn, with a large paved area running behind the conservatory. To the side of the property is the detached tandem garage, with workshop and storage room.

The property is conveniently located within walking distance of Brockenhurst village centre, in the heart of the New Forest, close to shops and amenities. The open forest is also just moment away. 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



TOTAL FLOOR AREA : 133.0 sq.m. (1431 sq.ft.) approx.
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FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

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For more information or to arrange a viewing please contact
Paul Cullingford • Fells Gulliver • The New Forest Office
T: 01590 630753 E: paul@fells-gulliver.com



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www.fellsgulliver.com

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