



1 Bowling Green Cottages

54a Brookley Road, Brockenhurst, SO42 7RA

SPENCERS
NEW FOREST





A fantastic opportunity to purchase an excellent newly built, end of terrace cottage forming one of just three properties set alongside the bowling green in the heart of the village.

The Property

The cottage offers an attractive façade of brick and timber elevations and oak framed windows set under a tile hung roof. Internally, the cottage offers light and well-appointed accommodation finished to a high specification throughout, with vaulted ceilings to the first floor.

Ground Floor

- Entrance hallway - Linking to kitchen/dining/sitting room and wc. Stairwell ascending to the first floor.
- Kitchen/dining/sitting room - Superb triple aspect room with French doors to the south and east elevations opening onto the private garden. Front aspect window overlooking the front courtyard area.
- The kitchen is fitted with a stylish range of modern units, work surfaces and built in appliances including a washing machine, dishwasher and fridge freezer
- Cloakroom - Comprising a wash basin and wc.

First Floor

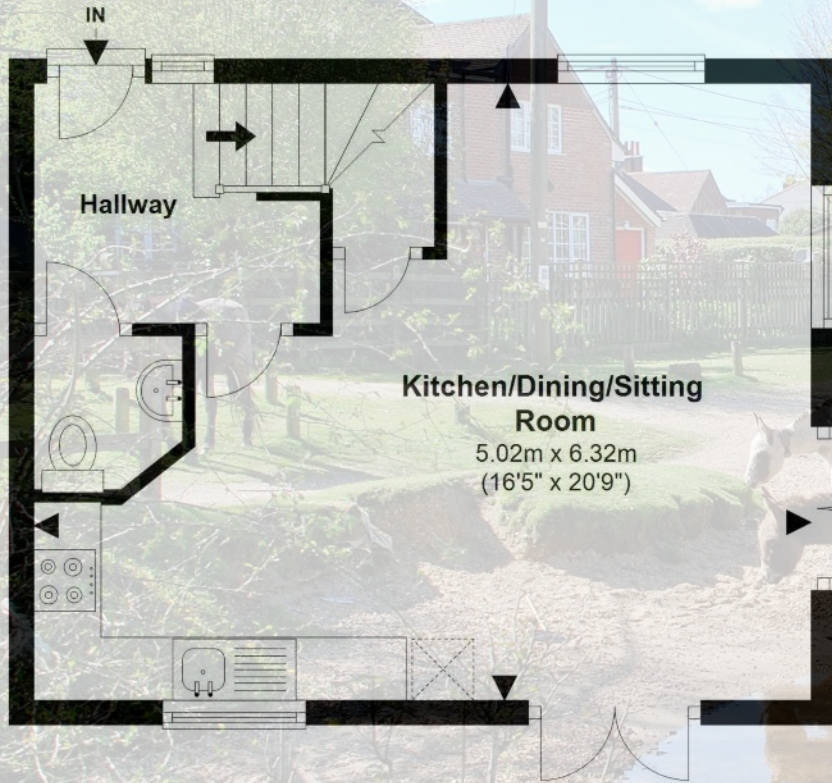
- Landing area - Linking to all first floor rooms.
- Master bedroom - Rear aspect window overlooking the garden.
- En-suite shower room - Modern suite comprising shower cubicle, wash basin and low level wc.
- Guest bedroom - Rear aspect window overlooking the garden
- Family bathroom - Modern suite comprising a panelled bath, walk in shower cubicle, wash basin and wc.

£525,000



FLOOR PLAN

Ground Floor



First Floor



Approx Gross Internal Areas:

Ground Floor: 31.7 sqm / 340.9 sqft

First Floor: 31.7 sqm / 340.9 sqft

Total Approx Gross Area: 63.4 sqm / 681.8 sqft



“

The cottage has been built by a highly regarded local builder some four years ago and further benefits from a south facing private courtyard garden and an allocated parking space.

”

Grounds & Gardens

To the front aspect, there is a small low maintenance seating/courtyard area screened by panel fencing from the adjoining bowling green.

Side access leads to the main rear garden which is predominantly terraced with planted beds with flowers and young trees and benefits from a quality summer house, whilst enjoying a delightful southerly aspect.

Set to the side of the property is a dedicated parking area providing off road parking for one vehicle.





Guarantees

- Double-glazed windows with remainder of a 10 year frame guarantee
- Gas boiler with Gas Safe certification
- Newly wired electrics with NICEIC certification

Directions

The property is located in the centre of the village at the end of the main car park, next to the entrance for the bowling green.

Additional Information

All mains services connected.

Council Tax Band: D

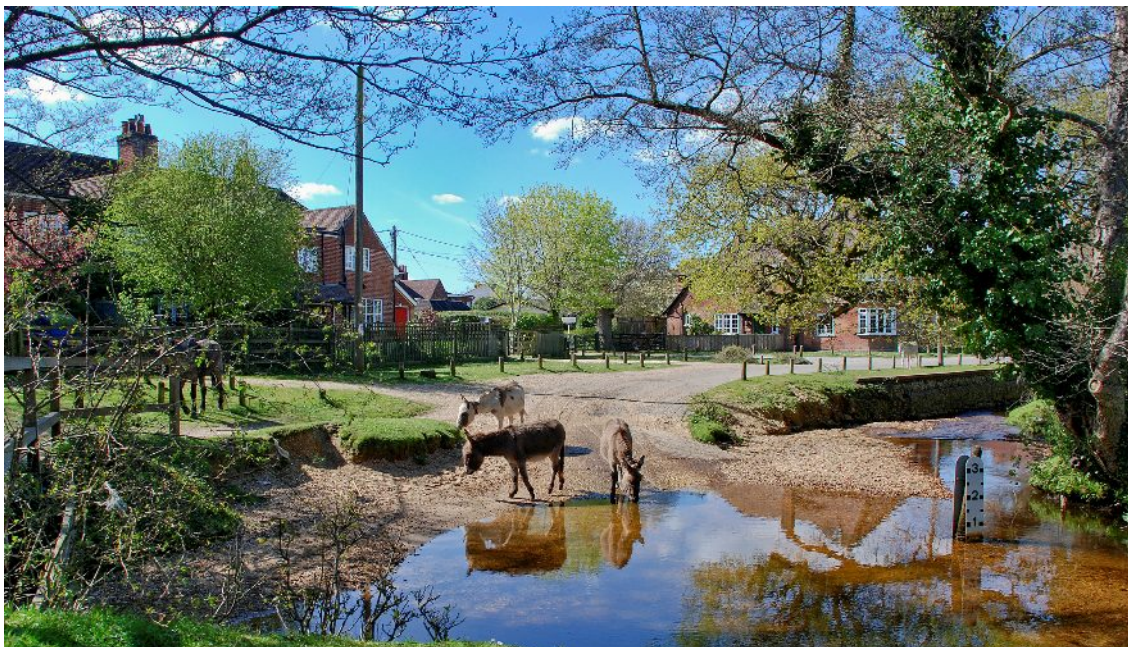
Tenure: Freehold



The Situation

The property enjoys a fantastic position being ideally located in the centre of Brockenhurst Village, overlooking the village bowling green. Within a short level walk of about 100 yards is a good selection of boutique shops, everyday stores, cafes and restaurants catering for everyday needs.

The mainline railway station is within easy reach offering direct links to Southampton Central, Winchester and London Waterloo. 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, ferry service to Yarmouth, Isle of Wight and its famous Saturday county market. 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 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	0.3 Miles
Brockenhurst Tertiary College	0.4 Miles
Brockenhurst Mainline Railway Station	0.3 Miles
Balmer Lawn Hotel	0.7 Miles
The Pig Restaurant	1.1 Miles
Montagu Arms Hotel	5.5 Miles

Important Notice

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 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:

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com