



Westover

Latchmoor, Brockenhurst, SO42 7UN

SPENCERS
NEW FOREST





WESTOVER

LATCHMOOR • BROCKENHURST

Set within moments of the open forest at Latchmoor, this spacious three bedroom chalet bungalow is set in a mature plot of 0.65 acre on the very edge of Brockenhurst village. Finished to a high specification, this comfortable home has undergone a programme of refurbishment creating comfortable and well presented accommodation.

Further benefits include ample parking, two detached garages and easy access to the village amenities.

£1,050,000



3



3



2





The Property

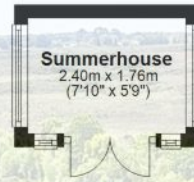
The main entrance leads into a hallway with oak flooring. There are two double bedrooms immediately to either side with front aspect windows. Serving the bedrooms is a modern shower room with vanity unit, WC and heated towel rail. The shower room also benefits from electric underfloor heating and remote controlled radio with speakers in the ceiling.

A well appointed kitchen has a ceramic tiled floor and is finished with off-white porcelain spray painted units with complementary quartz marbled effect worktops. There is a glazed door to the garden and ample storage provision including integral appliances such as the electric double oven, electric induction hob with integrated extractor and microwave above. There is also space for a stand-alone American-style fridge freezer and dishwasher.

Another hallway with a door leading to the garden and parking, has ample room for boot storage and leads to the utility room with further storage cupboard space and plumbing for a washing machine and space for a tumble dryer. A door leads to a second bathroom with a bath and shower above, WC, vanity unit and heated towel rail. The bathroom also benefits from electric underfloor heating with an on/off booster switch and remote controlled radio with speakers in the ceiling.

The sitting room set at the rear of the property, is light and spacious with glazed doors leading out to the beautiful gardens. It has an attractive ornamental cast iron feature fireplace and opens to the dining room with log burning stove and an oak staircase with glazed panels leading up to the first floor bedroom. The clever conversion of the loft space using Velux windows has created a generous principal bedroom with eaves hanging space.

Ground Floor



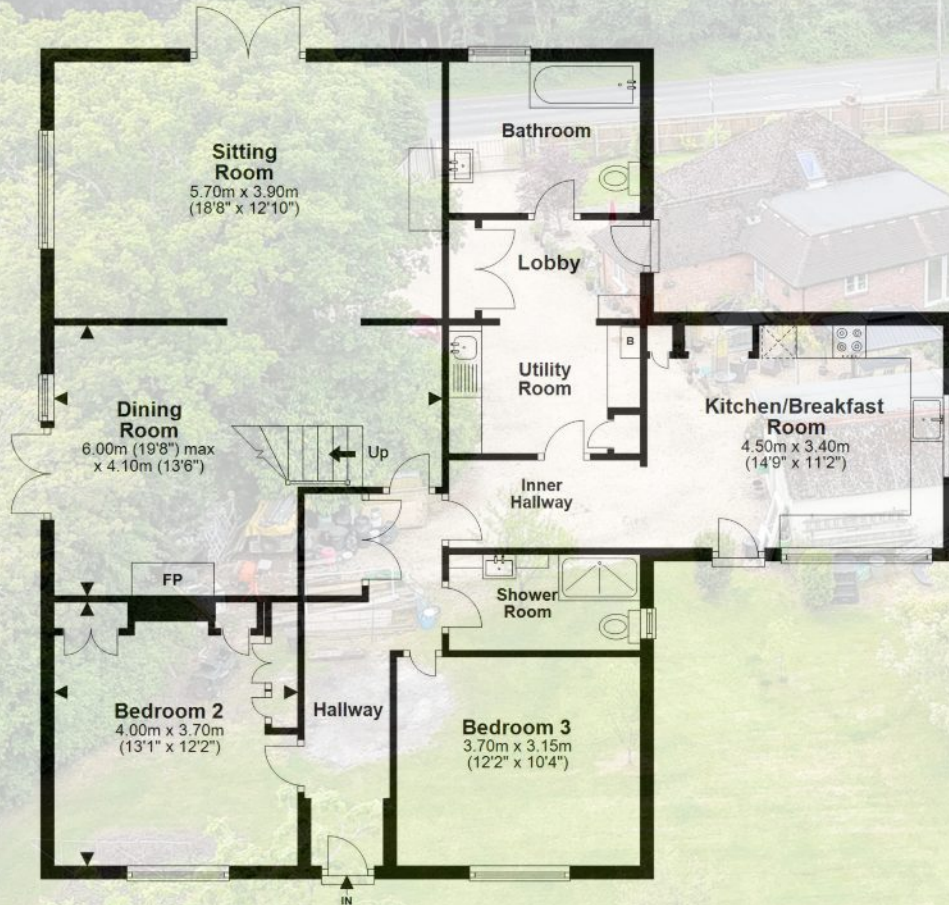
Floor Plan



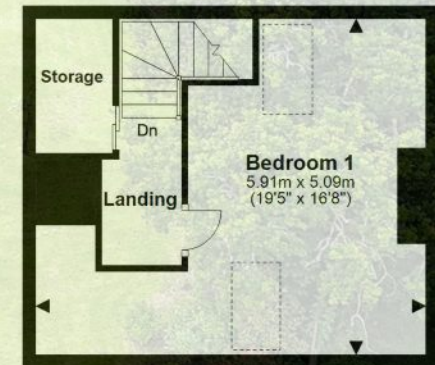
Approx Gross Internal Areas

House: 153.7 sqm / 1654.5 sqft
Summerhouse: 4.3 sqm / 46.0 sqft
Garage & Store: 56.1 sqm / 603.9 sqft

Total Approx Gross Area:
214.1 sqm / 2304.4 sqft



First Floor





Grounds & Gardens

The forest is easily accessed from the front of the property where double wrought iron gates lead to the generous gravel driveway and to the two detached garages.

The gardens are delightful with a cottage style of planting and have created different areas of interest with a vegetable garden, wooden shed and various flower beds and borders. Extending to 0.65 acres there is ample lawned areas with a paved pathway to the front and side entrance doors. An alfresco dining area has been created between the house and the garages with the addition of a permanent gazebo/pergola. The boundaries are a mix of mature hedging and some trees.

Directions

From our office in Brookley Road, turn left and take the first right into Sway Road. Proceed to the end of this road passing over the railway bridge next to the golf course. At the junction turn right and the property is found after 30 metres on the right side behind blue wrought iron entrance gates.

Services

Tenure: Freehold

Mains electric and water

Gas central heating - Underground LPG gas tank (with GPS sender/monitor unit to the gas supplier)

Sewage treatment plant

Energy Performance Rating: E Current: 53 Potential: 66

Council Tax Band: E

Broadband with speeds of up to 14 Mbps is available at the property





The Situation

The property is situated on the southern fringe of Brockenhurst village, opposite the open forest at Latchmoor. Brockenhurst village is just over 1 mile distant and offers a mainline railway station with direct links to London Waterloo 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, 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.

Points of Interest

Brokenhurst Manor Golf Club	0.6 Miles
Brockenhurst Primary School	1.0 Miles
Brockenhurst Tertiary College	1.7 Miles
Brockenhurst Mainline Railway Station	1.5 Miles
Balmer Lawn Hotel	2.0 Miles
The Pig Restaurant	2.5 Miles
Lime Wood Hotel	6.8 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 or 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 SO42 7RA

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

www.spencersnewforest.com