



Forest Glade

78 Brookley Road, Brockenhurst, SO42 7RA

SPENCERS
NEW FOREST





FOREST GLADE

BROOKLEY ROAD • BROCKENHURST

A large, semi-detached Edwardian house located in the heart of the village. Built in 1920, this characterful property is arranged over three floors and enjoys four generous bedrooms, three with en-suite facilities. Presented in very good condition with a detached garage, ample parking and a garden to the front and side of the house.

Guide Price £1,100,000





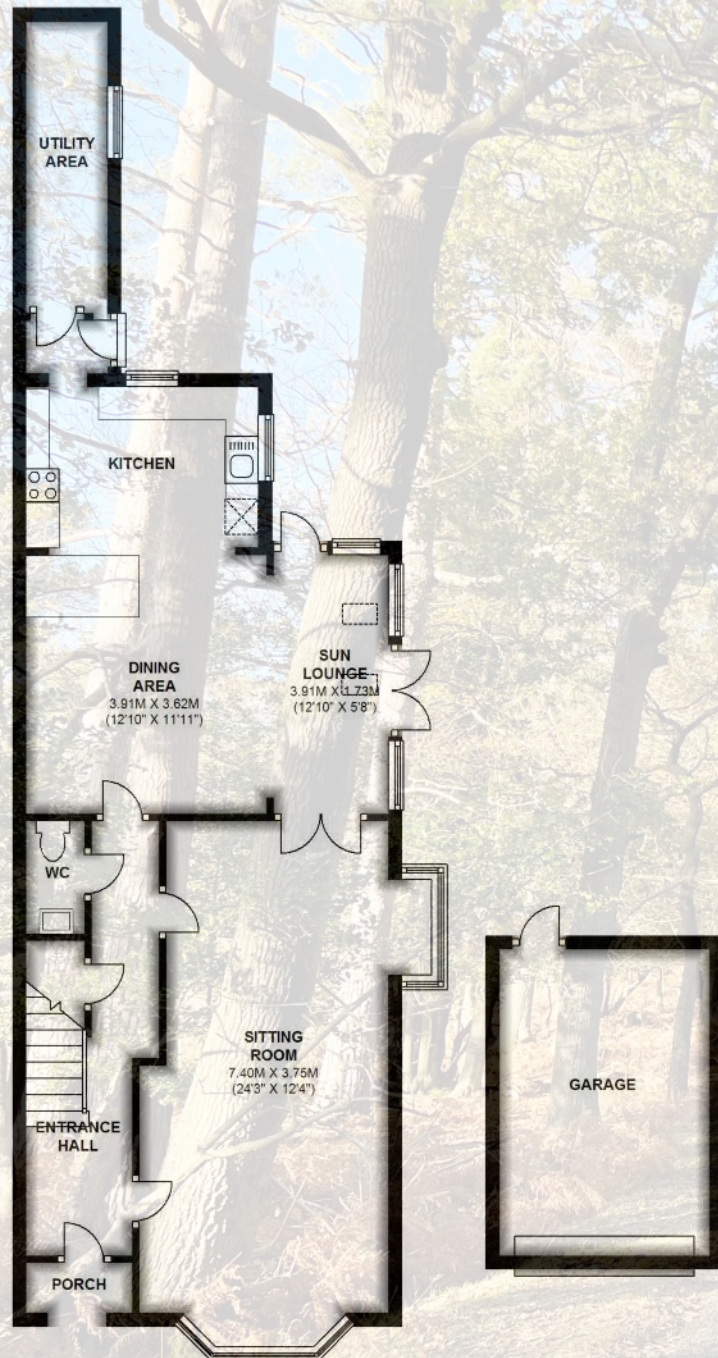
The Property

This elegant and charming four-bedroom family home has been sympathetically modernised retaining some features such as cornice, high skirting, reclaimed solid mahogany flooring, recessed lighting and sash windows. A high archway and covered porch with quarry tiling lead into the welcoming hallway. The ornate staircase leads to the first and second floor and has a cloakroom below. The elegant reception room has two bay windows fitted with plantation shutters and glazed double doors lead to the wonderful kitchen and dining room and cloakroom.

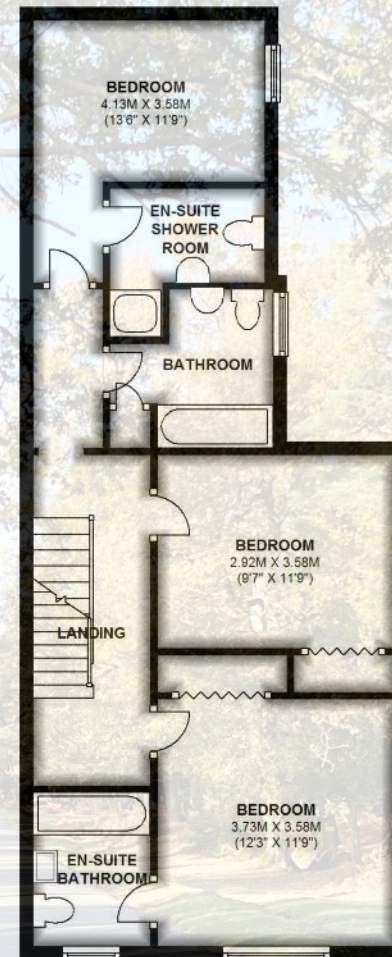
The light and spacious drawing room features two large bay windows and a stone surround fireplace with black slate hearth and a living flame fire. Attractive double-glazed doors open into the kitchen and dining area. This impressive room has doors to the rear patio and garden and space for entertaining and relaxation.

The kitchen has a range of white gloss base and eye level soft-close units and incorporates a breakfast bar and extractor hood. There is space for a dishwasher, vertical fridge freezer and cooker. A wood-panelled door and step-down leads to a large utility room with black slate tile flooring, housing the Glowworm boiler and with space for washing machine and tumble dryer. A door leads to the attractive courtyard-style garden. The cloakroom has a white Heritage suite, in keeping with the property's character.

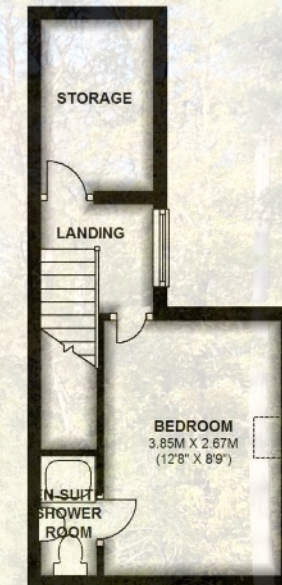
The feature stairs, with carved Newel posts, acorn Newel caps and decorative finish leads to the first-floor landing, with doors to three bedrooms and the family bathroom. The master suite to the front has dual aspect sash windows, fitted wardrobes and an en-suite, with Heritage panelled bath with shower over, low-level W.C. and vanity unit. Striking tiling lends great character to this spacious bathroom.



GROUND FLOOR
APPROX. 94.2 SQ. METRES (1013.9 SQ. FEET)



FIRST FLOOR
APPROX. 63.8 SQ. METRES (686.7 SQ. FEET)



SECOND FLOOR
APPROX. 21.5 SQ. METRES (231.7 SQ. FEET)



The Property Continued...

There are two further double bedrooms on this floor, both enjoying views to the rear garden. Bedroom two has a white en-suite with attractive traditional sink and stand-alone shower unit. The family bathroom has feature tiling and a white Heritage suite comprising low-level W.C., bath with shower over and sink with vanity unit.

Stairs up to the second-floor lead to the landing, with doors to a useful storage room with in-built shelving (potential for further living or bedroom space) and the fourth bedroom. This attractive room has sloping ceilings, Velux window and an en-suite, comprising Heritage white suite with glazed shower unit and heated towel rail.

Grounds and Gardens

The property is approached via a gated entrance leading to a tarmac drive with ample parking. The front garden features a paved seating area with feature wall and mature borders.

A garage with flood lighting is bordered by a gate and pathway to the side of the house leading to the rear garden. Part lawn and part patio, this courtyard-style garden is well-enclosed and features a range of mature trees and shrubs.

Services

All mains services connected
Tenure: Freehold
Council Tax Band: F



Directions

Walking from our office in Brookley Road turn right and proceed for approximately 200 metres where the property can be found on the right. There is a cattle grid at the entrance and parking on the driveway in front of the house.

Situation

The property enjoys a secluded plot in the heart of the village, set back from Brookley Road. Brockenhurst benefits from a range of shops, restaurants and pubs, primary and tertiary education establishments and a mainline railway station with direct links to London Waterloo (approximately 90 minutes).

Approximately 3 miles to the south is the Georgian market town of Lymington, with its world renowned and extensive yachting facilities, a famous Saturday market and ferry service to the Isle of Wight. To the north is the village of Lyndhurst and access to the M27, which links to the M3 and London.

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:

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