



61 Brookley Road *Brockenhurst, SO42 7RB*

SPENCERS
NEW FOREST





61 BROOKLEY ROAD

BROCKENHURST • NEW FOREST

A substantial Edwardian family home in the heart of the village with a delightful open plan arrangement to the ground floor, four double bedrooms and two bathrooms.

The property has a private garden and generous gravel driveway leads to the garage.

Guide Price £989,950





The Property

The reception hallway is where the turning staircase leads to the first and second floor accommodation and a glazed door leads to the stunning open planned arrangement to the ground floor living spaces.

The sitting room has a bay window and ample light from the three front aspect windows.

There is a large opening to the centrally located kitchen. By clever design a large island unit separates the kitchen from the sitting room and the dining room. The kitchen is an attractive grey high gloss with white stone work surfaces and incorporates a range of appliances such as the fridge and freezer, dishwasher, microwave, oven and grill. There is a hob and extractor hood above.

The dining area is delightful with full height glazed doors and windows to the gardens to the rear and side of the house. From the kitchen a door leads to the generous utility and boot room with plumbing for a washing machine and ample storage. There is a cloakroom and a further door to the bright study overlooking the garden.

The first floor has the principal bedroom with dual aspect windows and a generous ensuite shower room. There is another large double bedroom to this floor and the family bathroom.

Stairs rise to the second floor where the landing has a large storage cupboard and doors to two more double bedrooms.

Floor Plan

Ground Floor



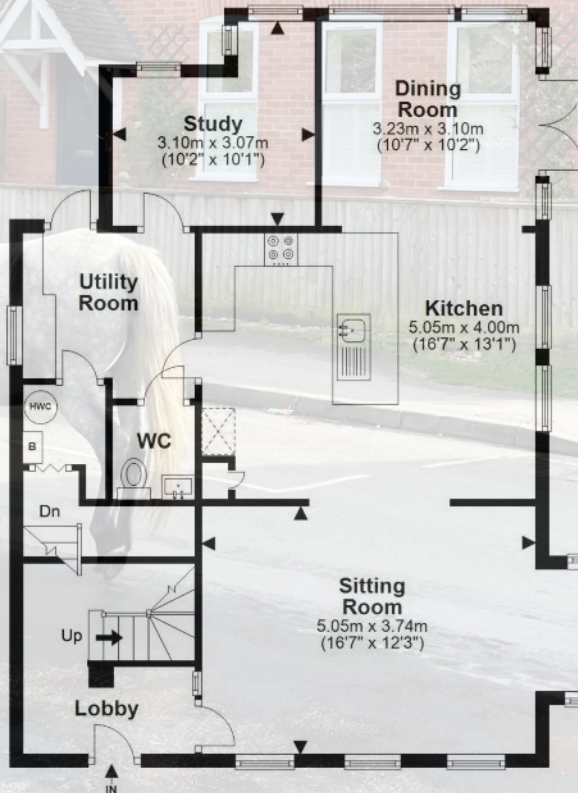
Approximate Gross Internal Areas

House: 186.7 sqm / 2009.6 sqft

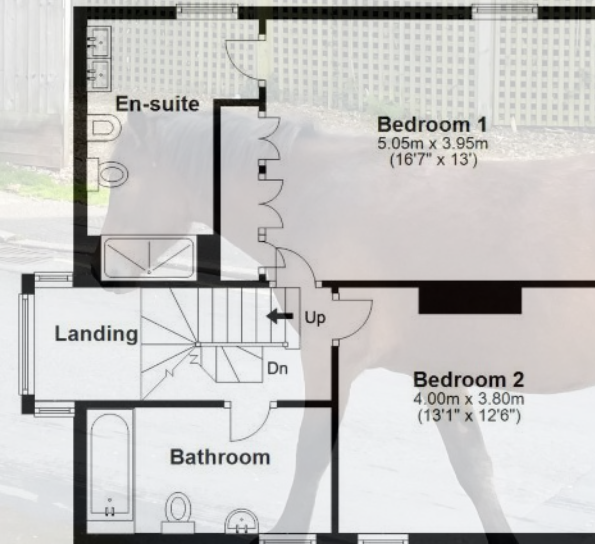
Garage: 13.8 sqm / 148.5 sqft

Storage: 6.8 sqm / 73.2 sqft

Total Approximate Gross Area:
207.3 sqm / 2231.3 sqft



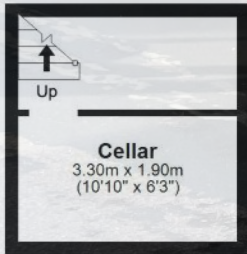
First Floor



Second Floor



Basement





Grounds and Gardens

A picket fence keeps the horses and donkeys from the front door and there is a generous gravel driveway for private parking leading to a garage.

The garden wraps around the rear and side of the house and provides a high level of privacy. There is a lovely stone terrace for al fresco dining and mature boundaries of mixed planting.

Directions

Walking from our office in Brookley Road turn right and proceed for approximately 200 metres where the property can be found on the left hand side.

Services

All mains services connected

Tenure: Freehold

Energy Performance Rating: E Current: 51 Potential: 71

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.



Situation

The property is situated in the heart of Brockenhurst Village, a popular tourist village within the New Forest National Park. The village has a busy tourist trade 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.



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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