



Kentscroft

*Armstrong Road, Brockenhurst, SO42 7TA*



SPENCERS







# KENTSCROFT

## ARMSTRONG ROAD • BROCKENHURST

*A stunning newly renovated five-bedroom, four-bathroom contemporary style residence offering beautiful versatile accommodation finished to an incredibly high specification and situated in the Heart of the New Forest, within easy reach of the mainline station and local amenities.*

*The property has been completely renovated in recent years by the current owners to create bright, airy, spacious and flexible accommodation.*

£2,600,000



5



3



4







## The Property

You enter the property through the main front door into a large welcoming hallway that leads to all ground floor accommodation. Immediately to the left of the hallway is a large sitting room with lovely parquet flooring, sliding doors that open onto the patio area and further sliding door access into the stunning kitchen.

The kitchen/dining area offers bespoke shaker style kitchen units with contemporary tiled flooring throughout. A central Neff induction hob with extractor sits to the rear wall and is flanked by floor to ceiling storage units and the benefit of integrated Neff hide and slide ovens, microwave, plate warmers and two Bosch dishwashers. A generous central kitchen island provides further storage units and wine cooler set under quartz worksurfaces. An inset butler style sink with InSinkErator and hot tap sits within the island that benefits from a breakfast bar area with seating.



The kitchen flows into a superb dining area which is sat under a glass lantern ceiling and two sets of large sliding doors lead out to the patio and garden area, truly bringing the outside in and making this area of the house a lovely social entertaining space for family and friends. A useful utility room complements the kitchen and provides floor to ceiling storage cupboards, further low-lying storage units and another butler style sink with space for utilities and access to a W/C and wash basin. A sliding door from the kitchen and single door from the utility room provide access to the rear garden. From the hallway, you walk through the house into a bay fronted playroom with parquet flooring and inbuilt storage cupboards.

Access through the versatile playroom to the back of the house gives you two large and well-proportioned bedrooms laid with carpet and both providing two ensuite shower rooms and doors from the bedroom that leads to the grounds and gardens. The downstairs accommodation is completed with the further separate ground floor cloakroom.





## The Property Continued...

Carpeted stairs from the main entrance hall lead you to the first floor landing where further bedroom accommodation can be found. Two double bedrooms sit at one end of the house, both providing lovely views over the gardens through bay dormer windows, built in wardrobes and both serviced by a generous three-piece bathroom.

The landing leads you to the other side of the home into the principal bedroom suite. An open doorway leads you through an ideal walk-in wardrobe area with full length, floor to ceiling wardrobes all along one side of the room with access to a large four-piece bathroom.

The principal bedroom itself is a real feature to the first floor with a huge element of space and vaulted ceilings and double aspect views.

The property further benefits from CCTV.







Approximate Area = 3342 sq ft / 310.4 sq m

Limited Use Area(s) = 131 sq ft / 12.1 sq m

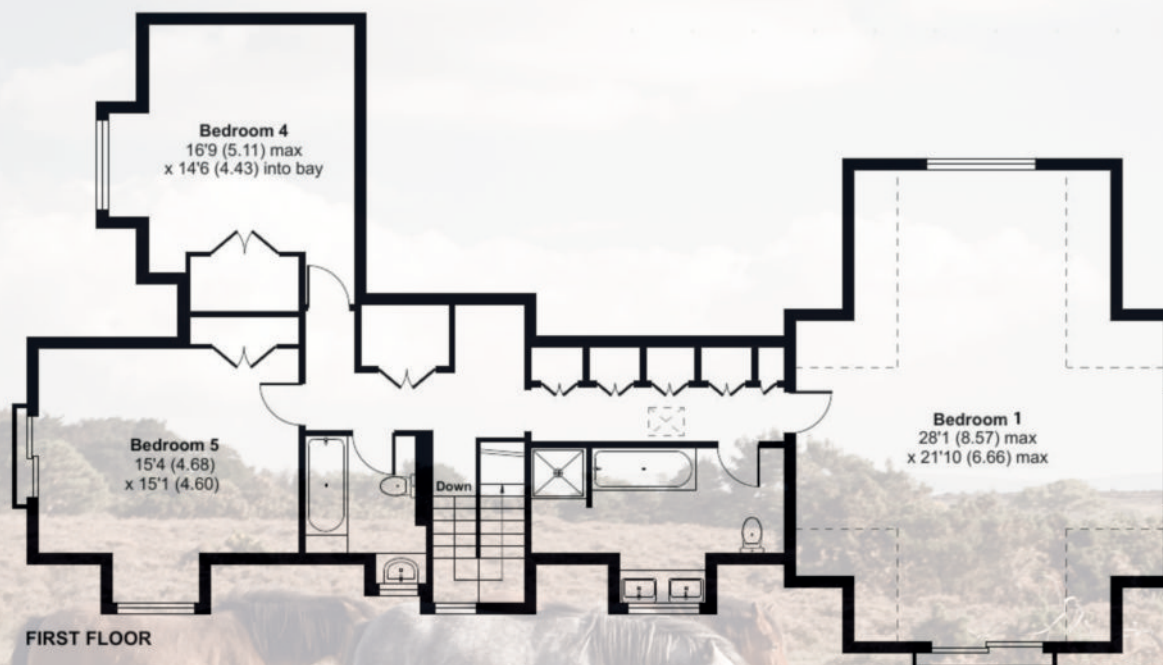
Garage = 1073 sq ft / 99.6 sq m

Total = 4546 sq ft / 422.1 sq m

For identification only - Not to scale

Denotes restricted  
head height

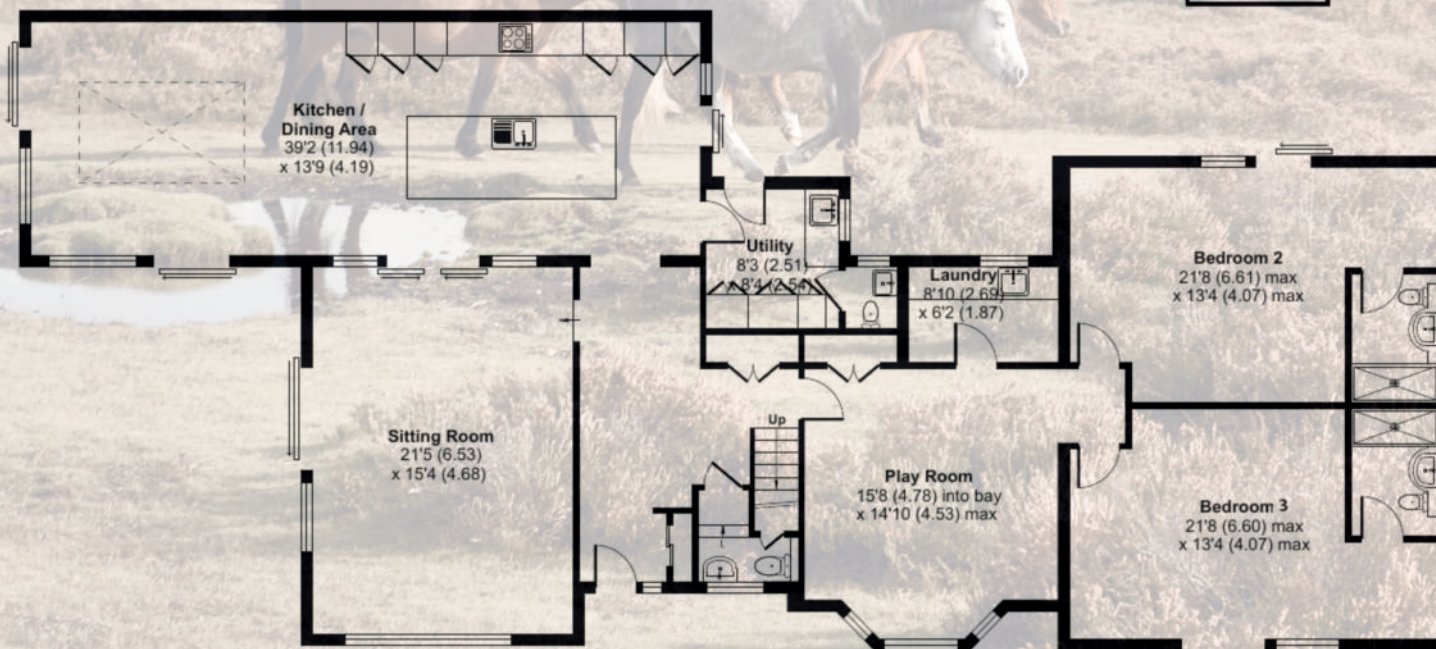
FIRST FLOOR



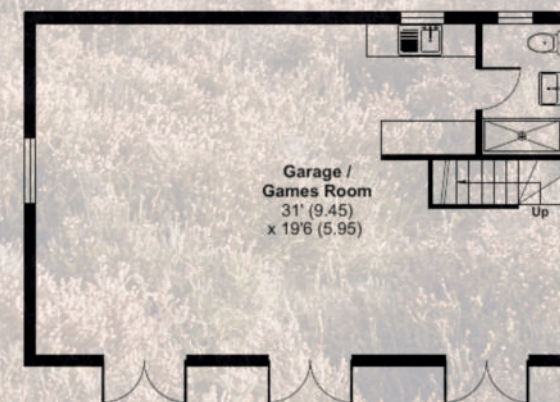
GARAGE FIRST FLOOR



GROUND FLOOR



GARAGE GROUND FLOOR











## Outbuilding

A large triple bay garage sits ideally at the end of the drive. The ground floor to the garage allows for further versatility to the property with use of internal parking or a large open games/gym room with kitchenette storage area and shower room. Stairs lead to the upper floor where there is a large spacious full length 'attic room' with lovely dormer window making this the ideal space for an office.

## Grounds & Gardens

An electric gate with gated entry system leads you down a sweeping 50 metre granite stone drive with ornamental trees either side giving you a stunning green approach to the property. The driveway takes you all the way to the front of both the house and the garages and gives you the benefit of parking for several cars.

The boundaries to the ground are flanked with both hedging and fencing around with lovely, landscaped gardens that is mostly laid to lawn interspersed with an array of small trees, hedging and plants. A lovely patio area links the dining room and the sitting room and gives the perfect outside dining area with views across your grounds and gardens. In total, the plot comes to 0.6 acres.

## Directions

From our office in Brookley Road, turn right continuing over the Water Splash and at the junction turn left on Burley Road. Armstrong Road is the second turning on the right, whereby you continue down Armstrong road and the property can be found on the right hand side just before the bend in the road.

## Important Notice

Spencers Property 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.





## Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: C Current: 69 Potential: 76

Services: Mains gas, electric, water and drainage

Heating: Gas central heating

Property construction: Standard construction

Flood Risk: Very low

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, buyer to check with their provider for further clarity.

## Situation

Armstrong Road is considered to be one of the most desirable addresses within Brockenhurst being only a short level walk of both the village centre as well as the open forest. Day to day amenities include a variety of local shops and restaurants together with a doctor's surgery, primary school, college and main line railway station.

The Georgian market town of Lymington with its more widespread amenities, pretty waterfront and ferry service to Yarmouth, Isle of Wight is approximately 5 miles south, whilst to the north is the thriving village of Lyndhurst considered to be the gateway to the New Forest.

For the road commuter Junction One of the M27 motorway which links to the M3 for access to London is also within a short drive whilst the commercial centres of Southampton and Bournemouth both with their airports are within an easy commute, as are the cathedral cities of Salisbury and Winchester.





For more information or to arrange a viewing please contact us:

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