



Greenmead

Waters Green, Brockenhurst, SO42 7RG

SPENCERS
NEW FOREST





GREENMEAD

WATERS GREEN • BROCKENHURST

A beautiful double bay fronted Victorian family home offered to the market for the first time in 35 years with lovely original features. The property is laid out over three floors and already offers accommodation in the region of 3,000 sqft with the potential for further extension (STTP). Further benefiting from lovely gardens, off street parking and offered to the market with no onward chain. The property is situated in an exceptional position with views over the open New Forest at Waters Green with direct forest access.

£1,250,000



6



3



3





The Property

You enter the property via the main front door which is set within a covered porch and leads you immediately into a welcoming hallway. Two bay front reception rooms sit either side of the hallway, with the main reception room to the right. This sitting room offers you a large through room giving space for both a seating area and dining area. Lovely features such as the bay window, feature fireplace with marble hearth and cornicing really compliment this room and give it a lovely, elegant feel.

A further bay fronted reception room sits across the hall and provides inbuilt storage beside the fireplace and makes for an ideal formal dining room, study or further living area.

The hallway takes you around the staircase leading to the first floor, into a kitchen/dining room set to the rear of the property. A wrap around kitchen gives you both low lying and eye level storage units with integrated gas hobs, double sink and lovely views over the garden. A row of further storage units sits to the back of the room with tiled walls and a doorway leading to a conservatory with sliding doors out onto the garden and a wooden staircase leading to the first-floor bedroom and balcony.

A downstairs shower room sits under the stairs in the hallway. The main stairwell takes you to the first-floor landing where you have access to four double bedrooms and two bathrooms.

Two large double bedrooms sit at the front of the property with bay windows, feature fireplaces and both providing lovely views over Waters Green. A further double bedroom sits to the side of the property with an overhang bay window giving both lovely frontal and peripheral views toward to the Forest and further benefits from an en-suite bathroom. A further double bedroom lies at the back of the property with inbuilt wardrobes. The family bathroom gives access to all bedrooms on this floor.



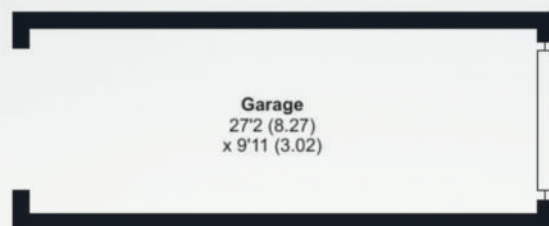
Approximate Area = 2959 sq ft / 274.8 sq m (excludes void)

Limited Use Area(s) = 75 sq ft / 6.9 sq m

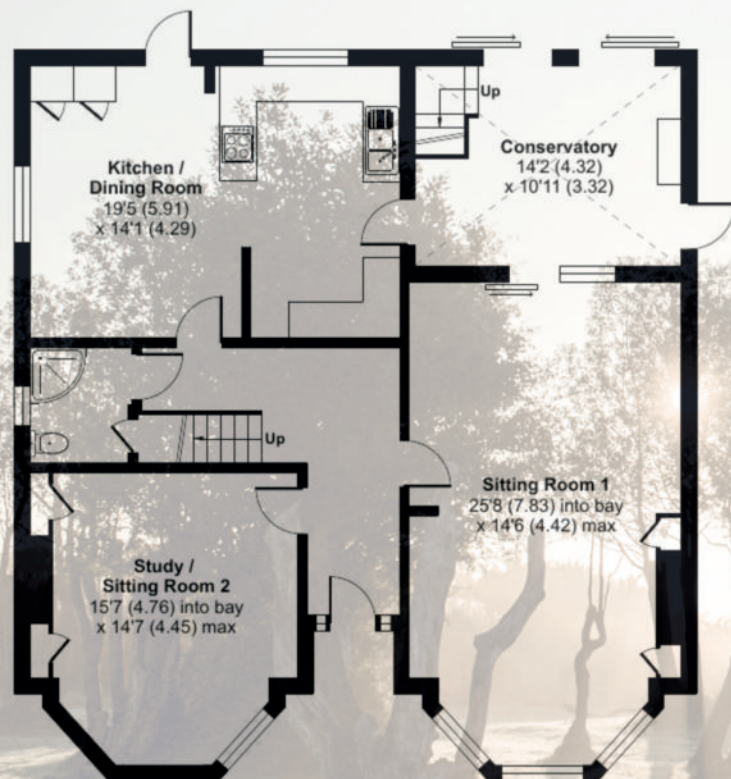
Garage = 269 sq ft / 24.9 sq m

Total = 3303 sq ft / 306.8 sq m

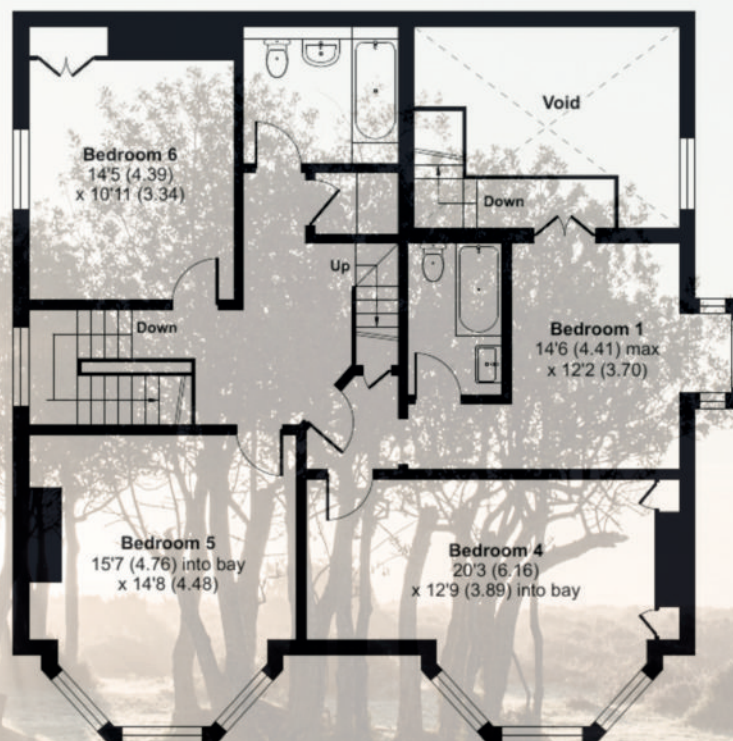
For identification only - Not to scale



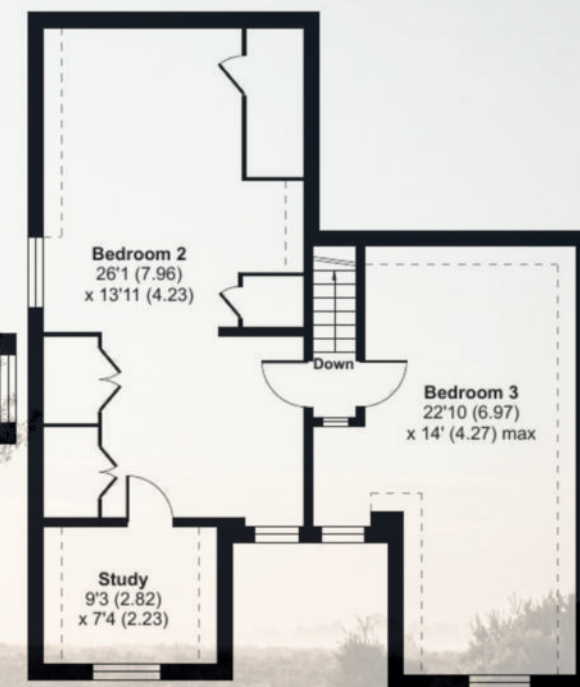
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





The Property Continued...

An additional staircase from the landing leads you to the second floor where there are two further large double bedrooms with ample storage and one with the additional benefit of a versatile study room which could be used ideally as a dressing room.

Grounds & Gardens

The property is approached via a gated entrance with small stone wall border and provides a stone pathway leading to the front door. Either side of the pathway is a lovely area of greenery with small planting and bushes. The garden flows around to the side of the property into a large area of greenery with mature trees and hedgerow and gives you an extra private gated entrance to the rear garden. The rear garden is mostly laid to lawn, with border hedging and interspersed trees with a lovely patio area that stretches the width of the house giving a fantastic area for al fresco dining with a large stone-built pizza oven. At the rear of the property is a useful garage and off-street parking for a couple of cars.



Directions

From our office in Brockenhurst, turn left onto Brookley Road and at the end of the road turn left into Grigg Lane. Take the third turning on the left into Waters Green and follow the road along, passing Burford Lane and Brockenhurst Garage where the property can be found on the left.



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 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: D Current: 59 Potential: 77

Services: Mains gas, electric, water and drainage

Heating: Gas Central Heating

Property construction: Standard construction

Conservation Area: Brockenhurst

Flood Risk: Very Low

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

Current broadband supplier: TalkTalk

Mobile Coverage: No known issues, buyers to check with their provider.

Parking arrangements: Private driveway and garage. You can also park up to two vehicles on the verge adjacent to the front entrance for a fee of £85 per annum payable to the Forestry Commission.

Situation

The property is situated on a desirable lane within the much sought after Waters Green conservation area, overlooking the open forest. The village of Brockenhurst, situated in the heart of the New Forest, benefits from a mainline station with direct access to London/Waterloo (approx. 90 minutes) and an extensive range of local shops, restaurants, a popular tertiary college and the renowned Brockenhurst Golf Club. The Georgian market town of Lymington is approximately 5 miles south with its extensive yachting facilities, a ferry service to Yarmouth, Isle of Wight and a popular Saturday charter market. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 for access to London.



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

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