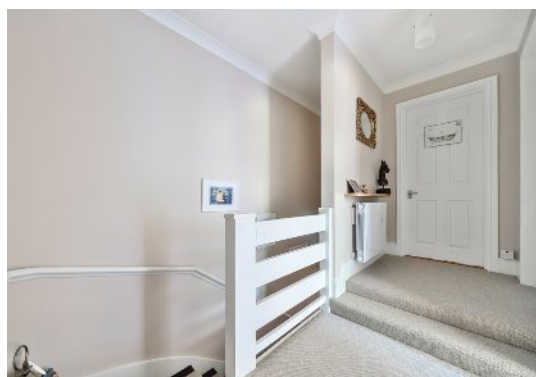




5 Knightwood Court

Rhinefield Road, Brockenhurst, Hampshire, SO42 7UR

SPENCERS
NEW FOREST



A delightful, recently refurbished south facing two bedroom town house with garaging and parking, forming part of a select development of just nine properties set within a substantial country house. Located within very easy access of the high street and open forest areas of the much acclaimed village of Brockenhurst.

The Property

A private entrance leads into a lovely sitting room which benefits from large windows to the front with southerly aspects overlooking the well maintained gardens and grounds. Stairs from here lead up to the first floor. A feature dividing wall benefits from floor to ceiling built in cabinetry providing excellent storage units, shelving and space for a TV. An opening leads from here into a newly fitted contemporary kitchen with two tone units with coordinating walnut effect base units and cream fronted wall units with complimentary worksurfaces. Appliances include an inset sink unit, induction hob and built in Neff ovens. On one wall, tall units accommodate further storage and provide space for a large fridge freezer. A large larder and utility area completes the ground floor and is set under the stairs offering additional storage and plumbing for a washing machine.

Both rooms feature attractive Amtico 'herringbone' wood effect flooring and high ceilings befitting of a period property. Further access leads from the kitchen area out to the garden and patio seating area.

The first floor landing provides access to both bedrooms, storage cupboard and main shower room. Both bedrooms benefit from elevated southerly views across the gardens and built in wardrobe/storage with the principal room having had bespoke floor to ceiling fitted wardrobes installed providing for excellent storage. The shower room offers a white suite comprising of a wash hand basin, w.c. and walk in shower unit with complimentary tiling to the walls and an airing cupboard.

A pull down loft ladder provides access from the landing to the loft area which is currently used for storage and as an occasional studio. This area could be further developed we believe subject to the necessary consents being granted.

£415,000

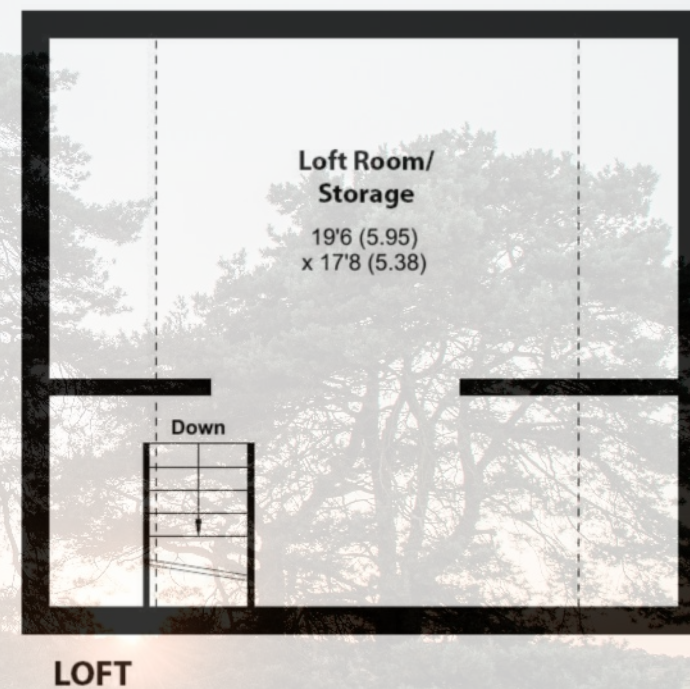
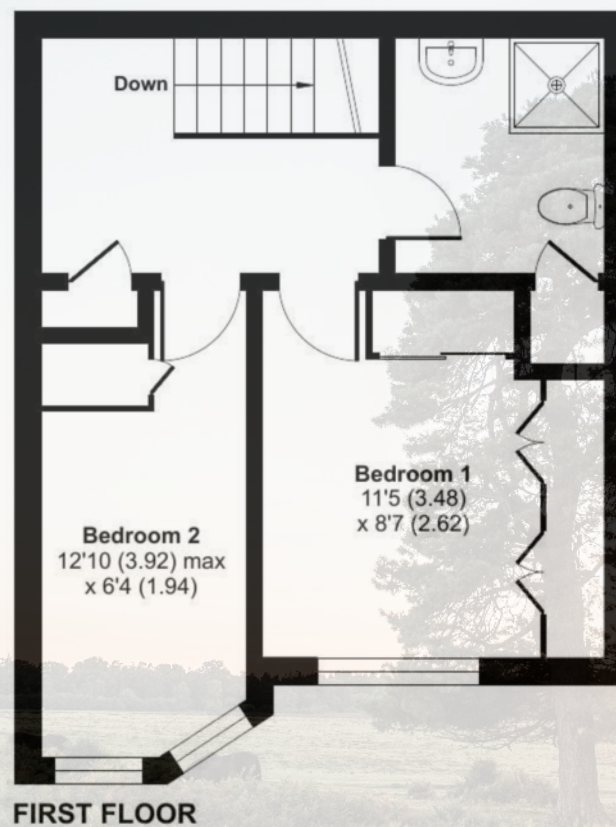
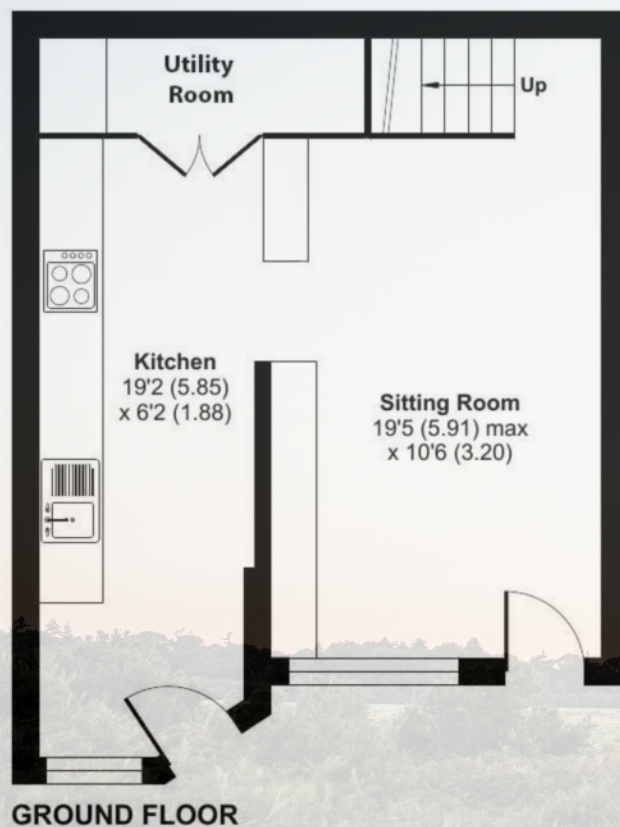
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FLOOR PLAN

Approximate Area = 935 sq ft / 86.8 sq m
Limited Use Area(s) = 115 sq ft / 10.6 sq m
Total = 1050 sq ft / 97.4 sq m

For identification only - Not to scale

Denotes restricted
head height





Grounds & Gardens

Set back from Rhinefield Road, the development is accessed via a gravel driveway leading to a large parking area providing ample off road parking facilities. The beautifully maintained communal grounds are a particular feature and surround the property, being laid mainly to lawn, interspersed with a range of established trees and mature borders to the boundary.

Garage

A single garage is set within a separate block situated to the rear of Knightwood Court with further parking available, a communal bin storage area and washing drying area.

Additional information

Tenure: Share of Freehold

Lease Term: 999 years (less 10 days) from 1st June 1984

Lease Term Remaining: 958 years remaining

Service Charge: £1,372.08 payable twice yearly

Ground Rent: Nil

Council Tax Band: D

Energy Performance Rating: E Current: 54 Potential: 86

Services: Electric Heating and Water System

Mains Drainage

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).

Parking Arrangements: Two allocated parking spaces, garage and communal parking.



Directions

From our office in Brookley Road turn right and proceed over the water splash to the end of the road. Turn right onto Rhinefield Road and proceed past the church on the right. After approximately one hundred yards there is a right turn onto a gravelled track, where a white fence bears the name Knightwood Court. Proceed over the cattle grid into the parking area.

Situation

The property is conveniently situated on Rhinefield Road, close to the centre of Brockenhurst Village and within a short walk of the mainline railway station offering direct links to Southampton Central, Winchester and London Waterloo. The village enjoys a good local community with a selection of boutique shops, everyday stores, cafes and restaurants catering for everyday needs.

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 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.



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

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