



Broadthorn

Armstrong Lane, Brockenhurst, Hampshire, SO42 7SY

SPENCERS
NEW FOREST





An immaculately presented detached family home situated in a sought after location close to the centre of the village of Brockenhurst and the open forest

The Property

Set across two floors, this superb property offers an intelligent configuration of well-proportioned living and bedroom spaces extending to approximately 2,006 sqft.

The ground floor comprises an entrance hall with an elegant stairwell rising to the first floor. Accessed from the main hallway is a 16 ft. triple aspect drawing room with feature fireplace and French doors opening onto the rear terrace. The property benefits from a fantastic open plan kitchen/dining/family room with underfloor heating and fitted with a range of hand built units, modern appliances including a Quooker tap, Corian work surfaces and a feature log burning stove.

This fantastic space forms the 'hub of the home' and is further enhanced by an adjoining dining room with part vaulted ceiling and a separate utility room. Further rooms to this level include a study, ideal for working from home and WC.

To the first floor, a landing area links to a magnificent master bedroom with en-suite shower room and dressing area, three further double bedrooms, part boarded loft and a family bathroom.

All of the bedrooms and the principle living accommodation have been orientated to benefit from the delightful south-westerly aspect the property enjoys.

£1,500,000



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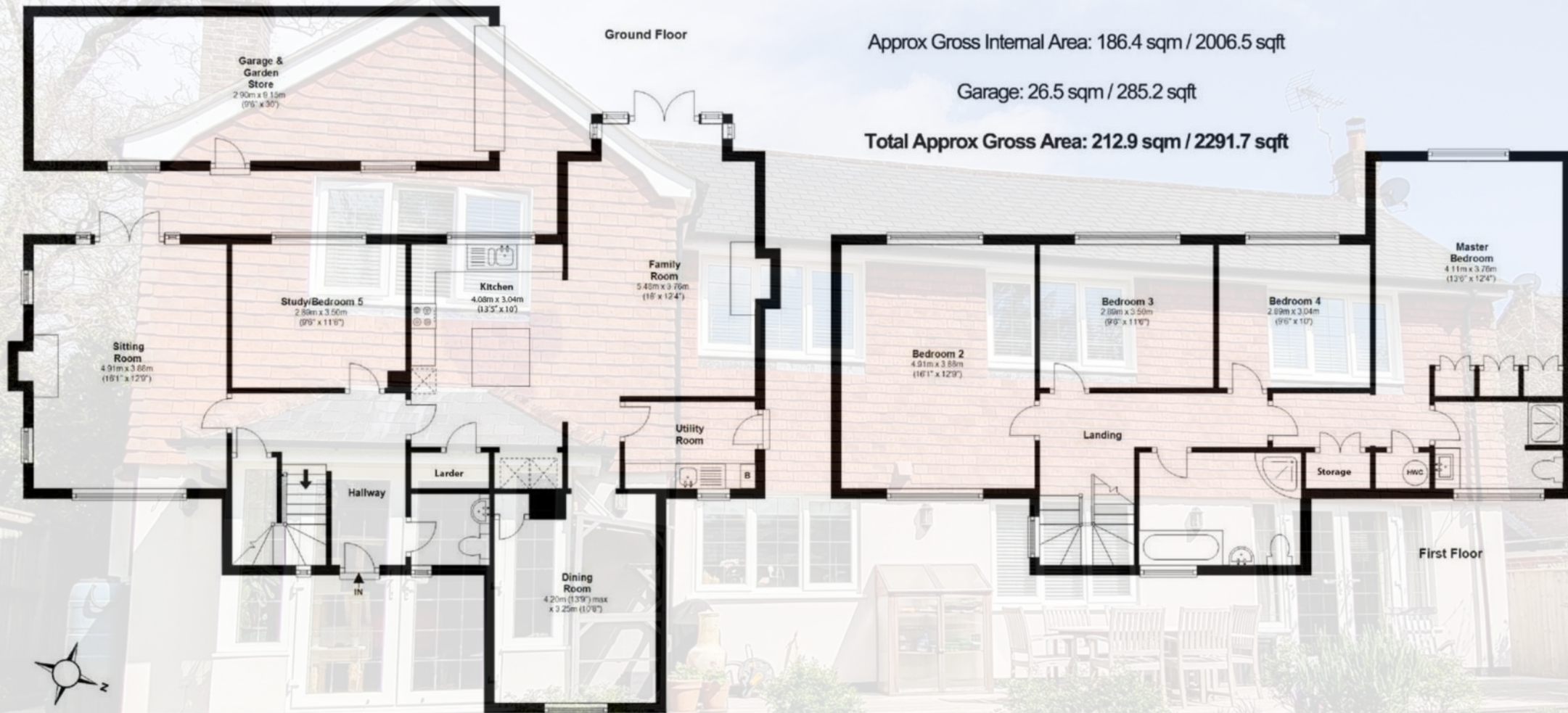


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FLOOR PLAN





Specifications

- Recently fitted kitchen
- Kitchen island made from local oak
- Hand built kitchen units
- Corian work surfaces
- Lacanche extractor hood
- Quooker tap
- Underfloor heating throughout the kitchen
- USB sockets
- Alarm
- Nest system
- Superfast leased-line internet – 100MB up and download speeds











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The gardens, are a particular feature of the property offering a good degree of privacy and a garage which offers potential to convert to a studio/home offices (STPP)

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Grounds & Gardens

To the front of the property, a double five bar gate opens onto a shingle driveway providing off road parking for several vehicles.

From the front garden area there is access either side of the house to the superb rear garden which is predominantly laid to lawn with some planted shrubs and herbaceous borders.

Adjoining and extending across a large part of the back of the house is a pleasant decked sun terrace ideal for entertaining and outdoor dining.

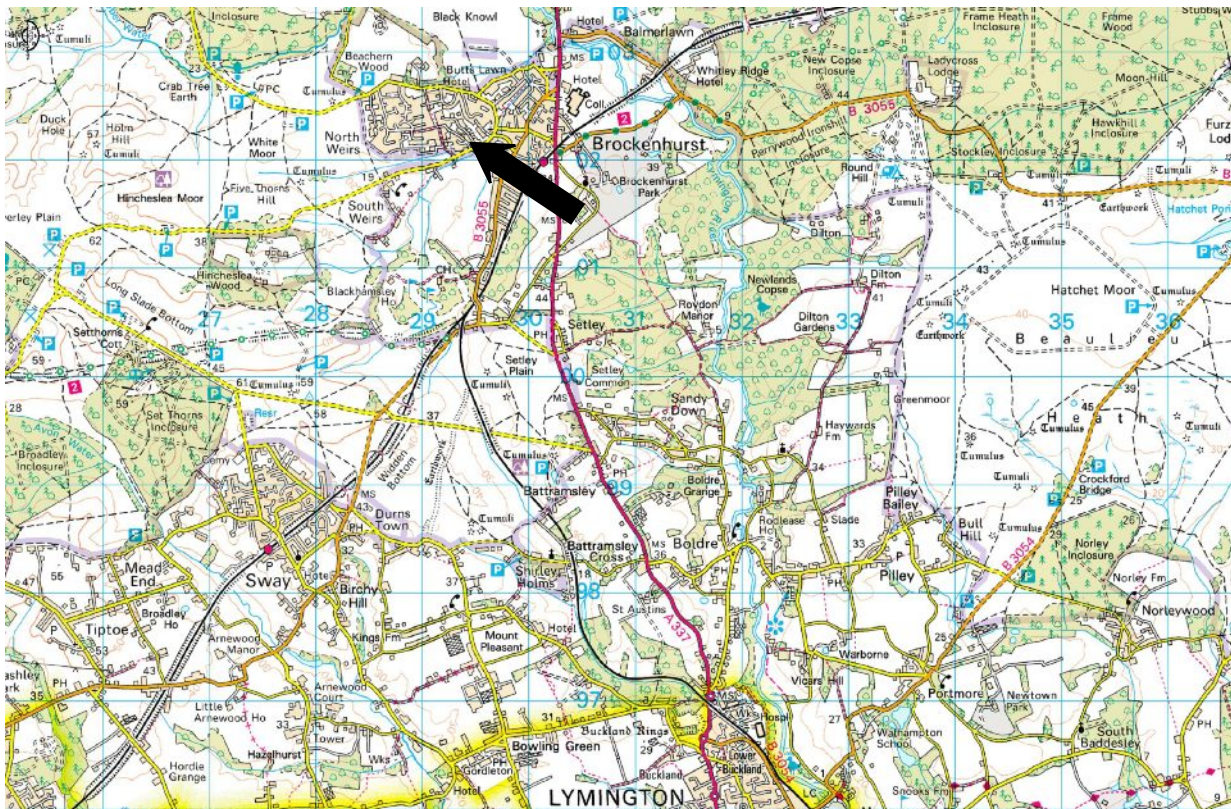
The garage offers options for a variety of uses and the potential to convert to a studio/home office (subject to the relevant consents being granted).

Services

Energy Performance Rating: D Current: 64 Potential: 81

Tenure: Freehold

All mains services connected



The Situation

The property is situated on one of the most sought after locations in Brockenhurst and is within a short walk of the open forest and Brockenhurst village centre (0.5 miles) which 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, its famous Saturday county market and ferry service to Yarmouth, Isle of Wight. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 giving access to London.

Directions

Turn right out of our office in Brookley Road and proceed to the Watersplash T-junction. Turn left onto Burley Road and proceed for a short distance. Armstrong Lane is the third lane on the right and the property can be found on the left hand side just before the turning to Armstrong Close.

Viewing

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

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 or 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.



This leafy village on the southern edge of the New Forest has everything you could want for family life in the Forest



The Local Area

It is Brockenhurst's mainline station (service into London Waterloo approximately 90 minutes) that turns the dream of a country idyll into reality for those working up in London and makes Brockenhurst village a property hot spot. Brockenhurst is the largest village in the New Forest, a thriving and lively mix of community and cachet, quality and quirky with all the necessary essentials of a proper working village - butcher, bakery and greengrocer, full quota of cafes and tea houses, plus services such as doctor, dentist and bank. Work into the equation the unexpected and the glamorous: a wine and cheese cellar, premier golf course, luxurious spa and top restaurants such as The Pig (the first in the group of hip country house hotels) and Cambium (fine dining at Careys Manor). It all makes Brockenhurst a gem in the heart of the Forest.

Points Of Interest

Brockenhurst Primary School	0.3 miles
Brockenhurst Train Station	0.4 miles
Careys Manor	0.6 miles
Brockenhurst Golf Club	0.7 miles
Brockenhurst Sixth Form	0.7 miles
The Pig	2.2 miles
Limewood	3.5 miles
Lymington Hospital	3.8 miles
New Forest Golf Club	4.0 miles
Walhampton (Private School)	4.2 miles



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

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