



10 Canterton Lane

*Brook, Lyndhurst, SO43 7HF*

SPENCERS  
ROMSEY









*A beautifully presented three-bedroom, semi-detached property set in a good size plot in a highly sought after New Forest location. The property has been tastefully refurbished throughout and benefits from off-road parking and the potential to extend to the rear (STPP).*

### Ground Floor

Entrance Porches, Entrance Hallway, Sitting/Dining Room, Kitchen

### First Floor

Three Bedrooms, Family Bathroom

### Outside

Large Outbuilding, Log Store, Landscaped Front and Rear Gardens

**Guide Price £525,000**





## FLOOR PLAN

Note: Measurements were not taken by IJT Surveying and we cannot guarantee their accuracy.

### Ground Floor

Approx. 42.2 sq. metres (453.9 sq. feet)



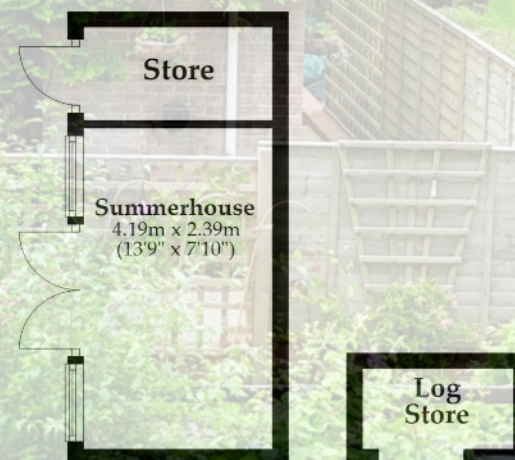
### First Floor

Approx. 42.2 sq. metres (454.1 sq. feet)



### Outbuildings

Approx. 15.2 sq. metres (163.3 sq. feet)



Total area: approx. 99.5 sq. metres (1071.2 sq. feet)

This plan is not to scale and is for general guidance only. IJT Surveying Ltd Ringwood





## The Property

A charming, covered timber-framed porch provides access through the main front door into a spacious entrance hallway. Directly ahead, you are welcomed into a bright and generously proportioned sitting/dining room that spans the full width of the property. This inviting space features a stylish fireplace with an integrated log burner and enjoys delightful views across the garden.

Open to the dining area is a newly fitted kitchen, complete with a range of both base and wall-mounted units, granite work surfaces, integrated appliances, and a separate larder cupboard for additional storage. A side door from the kitchen offers convenient access to both the front and rear gardens.

A staircase rises from the main hallway to the first-floor landing, linking to two double bedrooms, one of which benefits from built-in wardrobe storage and a further single bedroom. The accommodation is completed by a modern four-piece family bathroom.

**NB. The property offers significant scope to extend to the rear and create additional living space (Subject to the necessary planning consents being granted).**

## Internal Works Completed

- Outhouse converted into new dining area, kitchen and open plan lounge. All walls and ceilings plastered. Redecorated throughout.
- Newly fitted kitchen comprising a range of built-in units, granite work surfaces and integrated appliances.
- Installation of wood burner and oak surround.
- Electrics and plumbing updated where needed and extra radiators and power points installed.
- New bathroom with Villeroy and Boch Bath, New Victoria Plumb shower and complimenting sink.
- Width of door to lounge widened, new loft hatch and attic boarded out and insulated.





## Outside

To the front of the property, a gravelled area provides off-street parking for several vehicles. From here, a gated front garden features a paved pathway leading to the front door, with further access along the side of the property to the rear garden. The front garden is predominantly laid with shingle and enclosed by fencing and mature hedging for added privacy.

Directly adjoining the rear of the property is a delightful patio area, perfect for al fresco dining, while enjoying the elevated views across the garden and the land beyond. The garden is neatly apportioned into different areas of interest and slopes gently down to a lawned area at the bottom, where steps lead to an additional seating terrace overlooking the charming brook below. The garden offers a wonderful recreational space for all and is flanked by established hedging and fence borders.

A charming summer house, providing excellent potential for use as a home office or gym, further enhances this beautiful outdoor space.



## External Work Completed

- Fully landscaped front middle and rear garden, with new picket post fences to rear.
- New Oak porches and front and side back doors both new.
- New reclaimed York stone paths laid. Newly laid sun terrace at the bottom of the plot, overlooking the Brook.
- Concrete plinth and new wooden sleepers throughout the garden and supporting concrete base with 15 x 8 outbuilding and storage.
- Shed fully insulated and boarded with electricity supply. Suitable for home office if required. New woodshed.
- Electric lighting to the garden and alfresco area. New outside sockets.
- Outside lights to both front and back door and security lights fitted to front and rear of property.
- Extensive selection of trees and shrubs, all fruits and herbs planted in the last three years.
- Trees pruned and cut back to rear.





## Additional Information

Tenure: Freehold

EPC: D Current: 60 Potential: 78

Council Tax Band: C

Local Authority: New Forest District Council

Services: Mains drainage, electricity, and water

Heating: Oil-fired central heating

Standard broadband with speeds of up to 75 Mbps is available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider.

## Location

Situated within the highly sought-after village of Brook, in the parish of Bramshaw, this charming location is widely regarded as one of the New Forest's most picturesque and desirable settings. The village offers a strong sense of community and a superb range of local amenities, including a village hall, church, convenience store, two traditional country pubs, a hotel, restaurants, a garage, and the prestigious Bramshaw Golf Club, home to two renowned 18-hole courses.

Surrounded by the natural beauty of the New Forest National Park, residents enjoy direct access to thousands of acres of unspoilt heathland, ancient woodland, and open moorland, ideal for walking, cycling, and equestrian pursuits.

The historic cathedral city of Salisbury lies approximately 16 miles to the north, offering a wider selection of shopping, cultural, and educational facilities.

Excellent transport links include the M27 at Cadnam, just over a mile away, providing fast access to Southampton, Winchester, and London. Mainline rail services from Southampton Central to London Waterloo are approximately a 15-minute drive, as is Southampton Airport, while Bournemouth Airport is reachable in around 25 minutes.

## Important Information

Spencers of Romsey 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.





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