



19 New Forest Drive

Brockenhurst, SO42 7QT

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19 NEW FOREST DRIVE

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Occupying a corner plot with a delightful garden to two sides of the property, this spacious four double bedroom, two bathroom property is presented in immaculate condition with a private driveway and integral double garage. The house has well proportioned living spaces include a large conservatory and a beautifully appointed kitchen/dining room.

Situated in a quiet cul-de-sac on the outskirts of the village, close to the open forest and within only a ten minute walk of the village centre.

£975,000



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2





The Property

A spacious entrance hallway has stairs to the first floor where there is a large landing with reading area. The cloak room in the hall and all bathrooms upstairs are newly fitted. The kitchen is stunning and fitted with white high gloss storage cupboards and black granite work surfaces including a breakfast peninsular. Appliances include an integral dishwasher, fridge freezer and double oven. Discreet cornice lighting adds atmosphere to the room along with additional low level mood lighting and double doors open to the large sitting room as well as glazed double doors leading to the rear garden.

The sitting room is triple aspect with lovely views over the gardens and has an attractive fireplace and doors to the conservatory which is large with ample space for both dining and seating areas. It is curved to one end and opens to the west aspect through glazed double doors.

From the hallway a door leads to the integral double garage where the boiler is situated as well as plumbing for the washing machine and some utility storage.

The first floor accommodation is generous in proportions with a principal bedroom having an en suite shower room and there are three further double bedrooms served by the family shower room.

Floor Plan

Ground Floor



Conservatory
6.44m x 3.15m
(21'2" x 10'4")

Sitting Room
6.65m x 3.95m
(21'10" x 13')

FP

Kitchen/Dining Room
6.70m (22')
x 3.80m (12'6") max

Up

Hallway

Garage
5.10m x 4.65m
(16'9" x 15'3")

First Floor

Bedroom 3
4.10m (13'5")
x 3.75m (12'4") max

Bedroom 1
5.00m x 3.07m
(16'5" x 10'1")



Grounds and Gardens

A brick paved driveway allows for parking in front of the integral double garage. The garden is a feature of note running along the west side of the property with terraced lawns with low brick walls incorporating flowering shrubs and seating areas to enjoy the sunny aspect to the west.

There is a pathway around to the rear of the property where a further enclosed garden area can be found and is accessed through a picket gate.

Directions

From our office in Brookley Road turn left and proceed over the Watersplash turning right on to Rhinefield Road. Proceed along the road for approximately 1/2 mile taking the left turning into New Forest Drive. The property can be found after a short distance along in a cul-de-sac on the left hand side and positioned in the left corner.

Services

All mains services connected

Council Tax Band: G

Energy Performance Rating: D Current: 61 Potential: 83

Tenure: Freehold

Broadband: Up to 74 mbps download speed superfast



Situation

The property is within the mature development of New Forest Drive, a ten minutes walk from the village centre via a series of foot paths and a five minute walk from the open forest. Brockenhurst Village has a mainline station with direct rail links to London Waterloo and an excellent local community of shops and restaurants, as well as a primary school and tertiary college.

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 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.

Points of Interest

Brockenhurst Primary School	1.2 Miles
Brockenhurst Tertiary College	1.4 Miles
Brockenhurst Mainline Railway Station	1.4 Miles
Balmer Lawn Hotel	1.5 Miles
The Pig Restaurant	2.4 Miles

Important Notice

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 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.



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

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