



Walden Cottage

9 New Forest Drive, Brockenhurst, SO42 7QT

SPENCERS
NEW FOREST





WALDEN COTTAGE

9 NEW FOREST DRIVE • BROCKENHURST

An impressive and spacious family home presented in immaculate condition comprising five bedrooms, including four suites, and four reception rooms. Set in an extremely private plot with delightful mature sunny grounds, ample parking behind electric gates and an integral garage. Within an easy walk of the village centre and the open forest.

£1,625,000



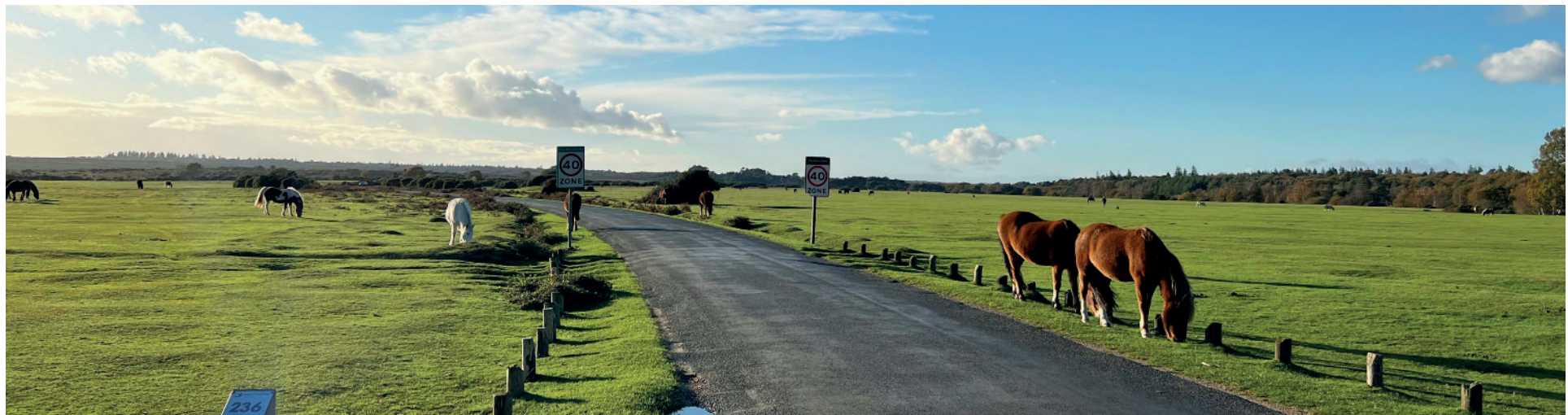
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The Property

Meticulous attention to detail is evident throughout and the layout has been designed with a family in mind, combining spacious rooms with open plan living spaces to suit a modern-day lifestyle and most opening onto the sunny gardens.

To the ground floor, a light bright entrance hall links to the principle living spaces which include a double aspect sitting room with feature stone fireplace and log burning stove, beautiful solid maple wood flooring and double doors opening to the garden. The superb triple aspect kitchen/breakfast/family room is fitted with a Mark Wilkinson designer kitchen with granite work surfaces. There is an integrated wooden topped island unit with a range of Miele appliances, a Mercury range cooker and limestone floor with underfloor heating.

The ground floor continues with a bright front aspect study, a generous cloakroom, a utility/laundry room where a door leads to the integral garage and store. There is another reception room currently utilised as the gym with ample storage and a shower. French doors lead to the garden.





The Property Continued...

The stairs rise from the hallway to a landing area where there is an airing cupboard and the loft hatch with ladder. The principal bedroom suite is out of this world! This stunning bedroom has a vaulted ceiling with feature lighting and a lovely front aspect window and leads to a most impressive dressing room with fitted cherry wood cabinets by Neville Johnson, and then into the en-suite bathroom with large walk-in shower cubicle, twin vanity unit and Villeroy and Boch cabinets.

Bedrooms two, three and four are generous double suites with en suite shower rooms. The fifth double bedroom is currently utilised as a crafting room and served by the beautifully appointed family bathroom with a free standing "egg" bath and separate walk-in shower cubicle.

Floor Plan

Approx Gross Internal Areas

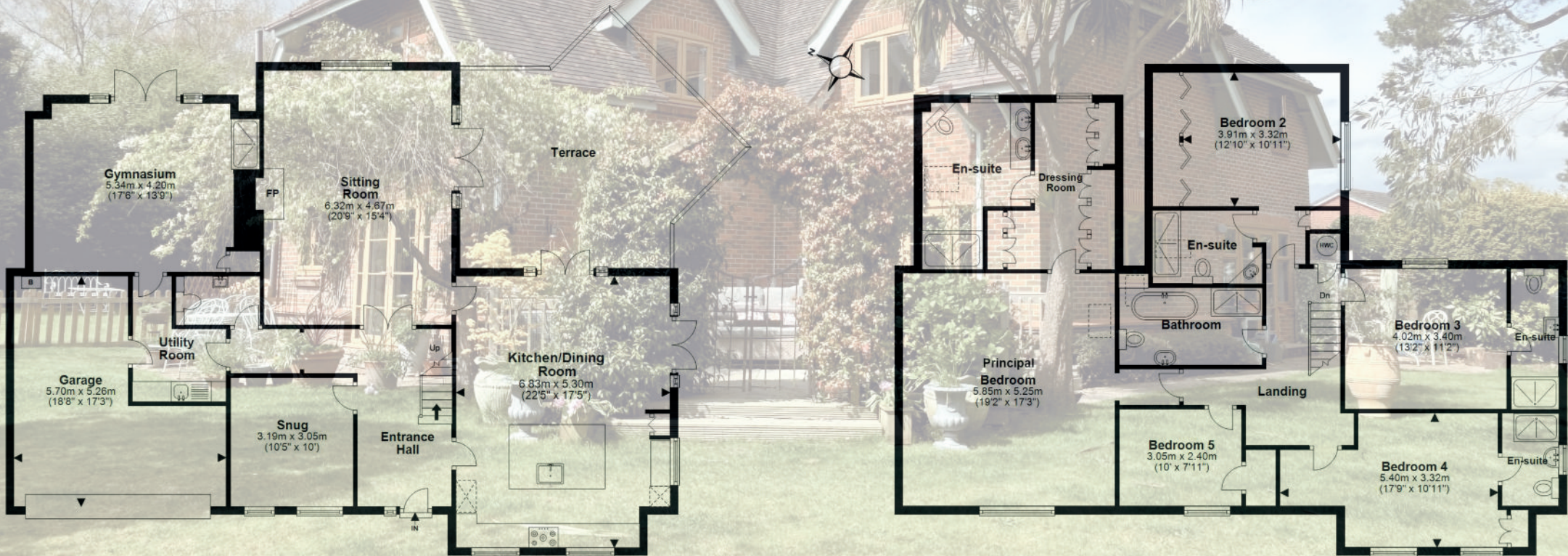
House: 263.1 sqm / 2832.8 sqft

Garage: 23.4 sqm / 251.3 sqft

**Total Approx Gross Area:
286.5 sqm / 3084.1 sqft**

Ground Floor

First Floor







The gardens are a particular feature of the property having been landscaped by the current owners to create an area ideal for alfresco entertaining.



Grounds & Gardens

The property is approached via electronically operated double wooden entrance gates opening onto a large, brick paved parking area in front of the integral garage.

A feature of this delightful property are the gardens carefully landscaped and with areas designed to capture and enjoy the sunshine at all times of the day. Mainly laid to lawn and wrapping around the property to three sides with a south facing sun terrace and highly fragrant planting including winter flowering jasmine growing over a wrought iron arbour. Mature planting and established trees include Acers, Evergreen Oaks and Whitebeam all providing a good degree of privacy and seclusion. There is an additional sandstone terrace and a garden shed.

Directions

From our office in Brookley Road, turn right and proceed over the Watersplash turning right onto Rhinefield Road. Proceed along the road passing the Forest Park Hotel on the left-hand side and take the third turning on the left into New Forest Drive. Pass over the cattle grid and the property will be found on the left-hand side.

Additional Information

Tenure: Freehold

Mains electric, gas, water and drainage.

Energy Performance Rating: C Current: 70 Potential: 76

Council Tax Band: G





Situation

The property is set in a tranquil location within a short walk of the open forest on the outskirts of the sought after village of Brockenhurst. The village is approximately a ten minute walk away and offers a mainline railway station with direct links to London Waterloo (approx. 90 minutes), a well-regarded primary school and tertiary college 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.



The Local Area

Brockenhurst is the largest village in the New Forest, boasting a thriving and lively community with all the necessary essential of a proper working village, including a butcher, bakery, greengrocer, cafes and tea houses, plus services such as a doctor and a dentist surgery.

In addition, the village boasts an 18 hole championship golf course, a luxurious spa and a number of highly regarded hotels including the Balmer Lawn, The Pig and Careys Manor, all of which offer fine dining restaurants.

In Brockenhurst, the New Forest is all around you and wild ponies, deer and cows roam at will. The North and South Weirs streams join and as one flow through Brockenhurst.

In Brookley Road in the warmer months of the year the stream flows across the road, commonly referred to as The Splash. There is a second ford in the Waters Green area of the village and this flows continuously throughout the year. From beyond this the Weirs stream meets the river formed by the Blackwater and Ober Water to become the Lymington River.

Viewing

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

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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