



10 Canterton Lane

Brook, Lyndhurst, SO43 7HF

SPENCERS
NEW FOREST





“

This beautifully presented three bedroom property is situated in a sought after location within the National Park, with easy access to the open forest.

The Property

A covered timber framed porch provides access through the main front door into a good sized hallway. Directly in front is access into a large bright and airy sitting/dining room which extends the whole width of the house. This room offers a feature fireplace, with in built log burner and lovely views reaching across the garden. Entering from the dining room into a fully fitted kitchen with both low and eye level units, integrated appliances and a separate larder storage cupboard. A door provides access to the side of the property, which leads to both the front and rear gardens.

Stairs from the main hallway lead to the first floor, where there are two double bedrooms and a further single bedroom. One of which features inbuilt wardrobes. A four piece family bathroom completes the upstairs.

£529,950

 1  3  1

FLOOR PLAN

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

Ground Floor

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



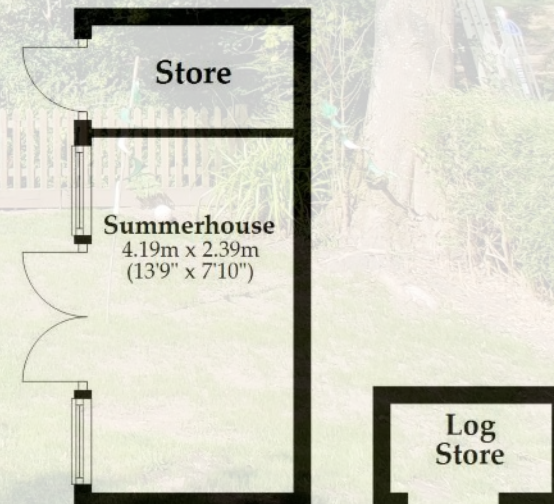
First Floor

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. LJT Surveying Ltd Ringwood



This charming property benefits from lovely views and a private and good size garden with a brook that runs along the boundary.

Grounds & Gardens

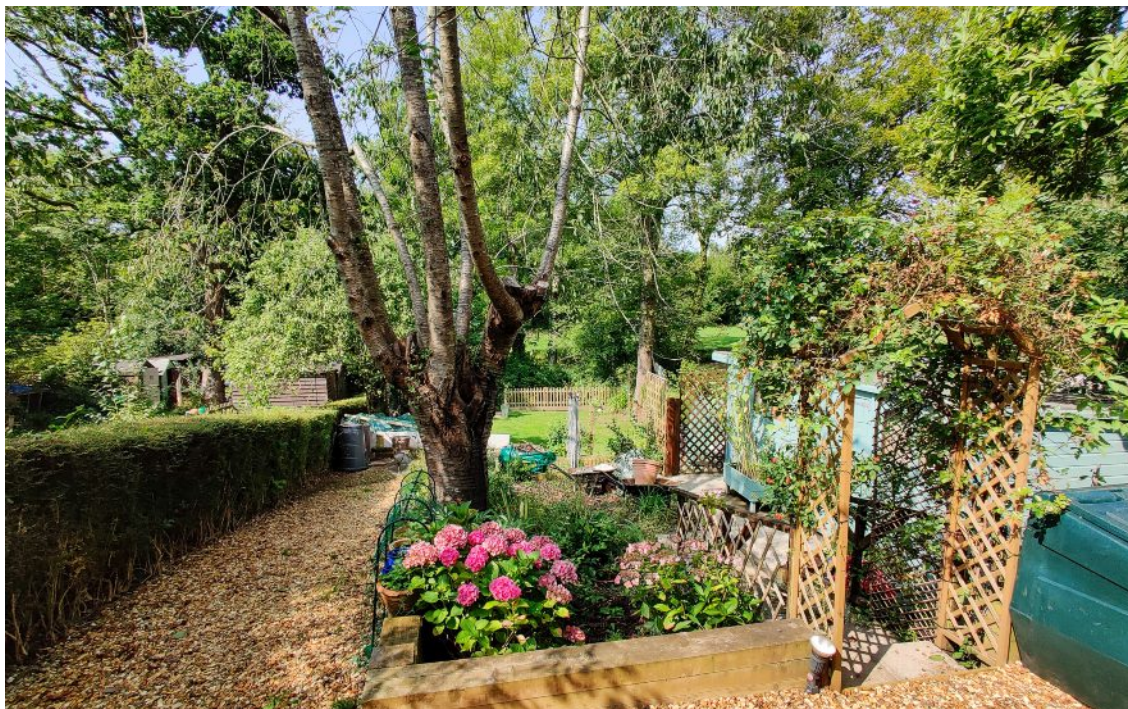
At the front of the property there is a graveled area which offers off street parking for a few cars. From here is a gated front garden with a paved pathway that leads to the front door and provides access to the side of the property taking you to the rear garden. The front garden is mostly laid with shingle and bordered by fencing and hedging.

Immediately abutting the property is a lovely patio area that would be ideal for al fresco dining, with elevated views across the garden and land to the rear. The garden gently slopes down towards a grassed area at the bottom, with steps and a further patio area offering a peaceful and tranquil setting for relaxing whilst overlooking the brook. The garden is mostly bordered by hedging, with fencing both at the beginning and end of the property. A summer house further compliments the garden, offering a store and log store.

Directions

From our office in Burley proceed north turning east onto the A31. Leave the A31 at Cadnam signposted Lyndhurst. Turn left onto the B3079 signposted Brook and

Bramshaw. As you enter the village, take the first sharp left hand turning onto Canterton Lane and the property will be found half way along the road on the right hand side.



The Situation

Brook in Bramshaw is one of the most attractive New Forest villages and provides an excellent range of facilities to include village hall, church, village shop, two country public houses, hotel, restaurants, garage and the renowned Bramshaw Golf Club with two 18 hole courses.

The New Forest offers thousands of acres of unspoilt moors, heath and woodland for those with walking and equestrian pursuits. For those with interests in yachting Hamble, Lymington and Poole are all within easy driving distance.

The cathedral city of Salisbury is situated about 16 miles to the north. The M27 at Cadnam is about 1 mile distant. Mainline rail links at Southampton Central to London Waterloo are about 15 minutes drive as is Southampton Airport. Bournemouth Airport is 25 minutes away.

Additional Information

Energy Performance Rating: D Current: 60 Potential: 78

Tenure: Freehold

Council Tax Band: C

Property Type: Semi- Detached

Property Construction: Brick built

Utilities: Mains electricity, oil and private drainage

Heating: Oil heating for the sole use of the property

Broadband: Super fast broadband speeds up to 75 Mbps available at the property (Ofcom)

Mobile Signal/Coverage: No known issues, buyer to check with their own provider

Parking: Of road parking (driveway)



The New Forest is scattered with picture postcard villages in a stunning semi-wild landscape of heath land and woodland

The Local Area

It feels a privilege to live in the New Forest. This is a stunning, semi-wild landscape of more than 220 square miles of heathland and woodland where deer, ponies, donkeys and cattle wander freely. It is scattered with picture postcard perfect villages such as Beaulieu, thriving communities such as Brockenhurst and Woodgreen, vibrant market towns like Ringwood and Lymington, and hidden hamlets. The variety of properties ranges from old hunting lodges and thatched cottages to equestrian estates and contemporary coastal homes with sea views. In terms of lifestyle, the New Forest provides a natural playground for walkers, runners, cyclists, riders and watersports enthusiasts. It has miles of footpaths, cycle routes and bridleways, and its coastline includes Lymington, the sailing 'capital' of the UK with marinas and sailing clubs. There are also opportunities to go ka aking, wreck diving and sea fishing - or simply crabbing from the quayside with the children. For families, educational facilities in the Forest range from small day nurseries and 'proper' village schools to sixth form provision rated 'outstanding' by Ofsted. There is also a selection of acclaimed independent schools - and all make the most of their New Forest grounds and environment to give children a country childhood.

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.



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

The Cross, Burley, Hampshire, BH24 4AB

T: 01425 404 088 E: burley@spencersnewforest.com

www.spencersnewforest.com