



**11 Connaught Place**

*Brockenhurst, SO42 7AG*

**SPENCERS**  
NEW FOREST







# 11 CONNAUGHT PLACE

BROCKENHURST • NEW FOREST

*Situated in the heart of the village, an immaculate three bedroom, two bathroom semi-detached house, built in 2020 to award-winning architectural and interior design with a 10 year new build warranty. The house also has a purpose built home office positioned at the end of the garden.*

*Forming part of a private development of only nine houses close to the high street and the train station, within a pretty cul de sac with resident and visitor parking.*

*Offers In Excess Of £595,000*



3



2



2







## The Property

The front entrance leads to a hallway with a ground floor w/c and where the staircase leads to the first floor. There is a door to the right into the sitting room with attractive bay window and a fitted shelving unit. The ground floor has underfloor heating throughout and an archway divides the sitting room from the spacious kitchen/dining room to maximise the light and space. The kitchen arrangement provides for ample fitted storage and a large island unit. There are a range of integral appliances to include a dishwasher, washer/dryer, fridge/freezer, fan oven with grill and a separate induction hob with extractor unit. The island incorporates a breakfast bar and there is also space for separate dining furniture. The bi-folding doors to the rear are a lovely feature allowing for easy outdoor living.

The first floor accommodation comprises a principal bedroom suite with vaulted ceiling, Juliet balcony and en suite shower room and two further bedrooms served by the family bathroom with a bath having the shower above. There are radiators providing the heating to the first floor. A loft hatch on the landing gives access to the loft space.

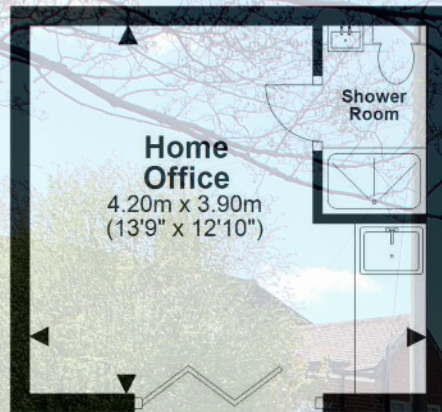
## Grounds & Gardens

A delightful rear garden is laid to lawn and accessed from the bi-folding doors at the rear of the kitchen/dining room which leads to a stone terrace. There is a purpose built home office positioned at the rear of the garden with bi folding doors, a shower room and air conditioning.

Opposite to the house entrance is a store where the bins are stored and having space for bicycle storage.



## Ground Floor



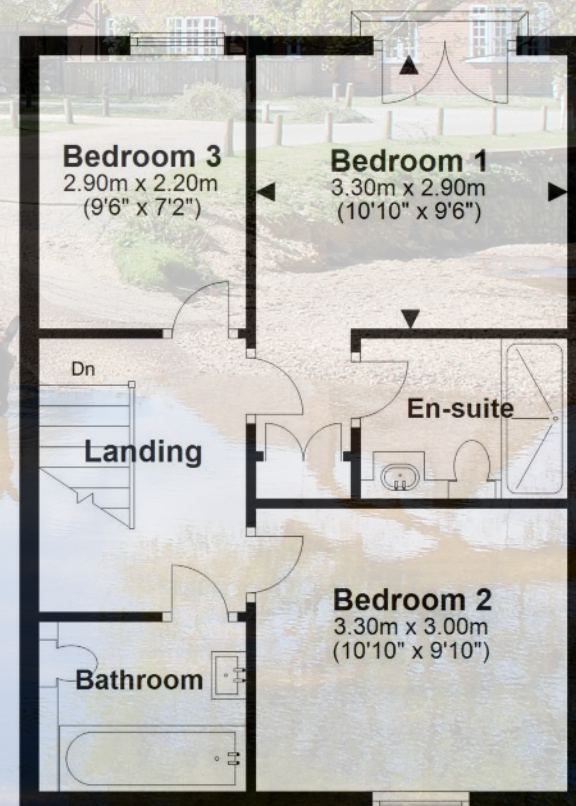
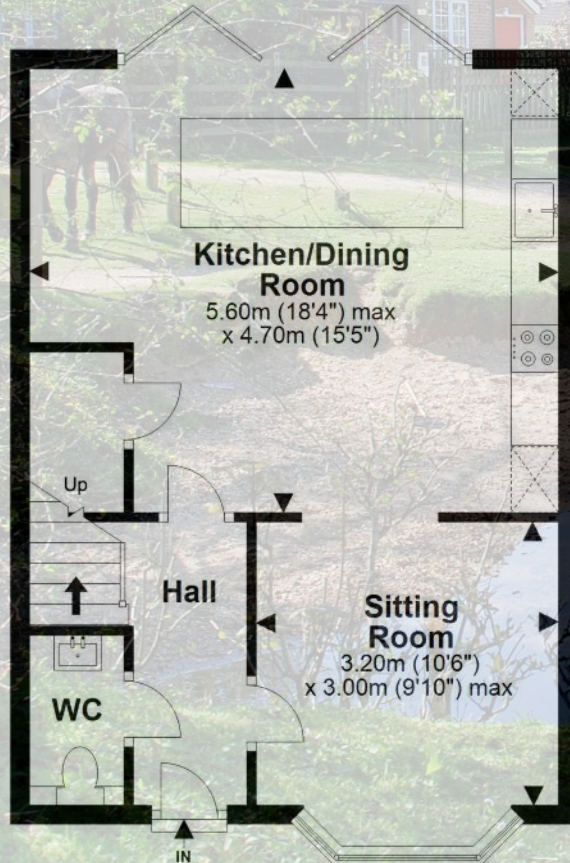
## Floor Plan

### Approx Gross Internal Areas

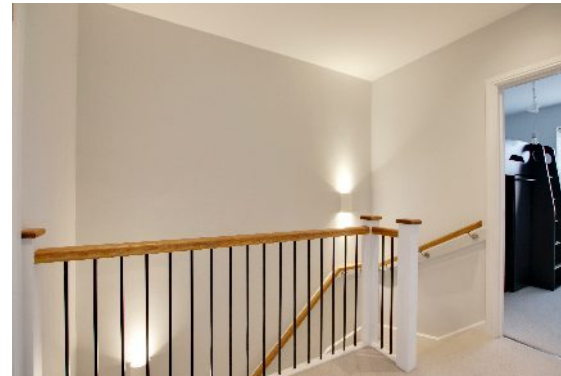
House: 87.7 sqm / 943.9 sqft  
Office (not necessarily in correct position/orientation):  
16.4 sqm / 176.5 sqft

**Total Approx Gross Area: 104.1 sqm / 1120.4 sqft**

## First Floor







## Directions

From our office in Brookley Road turn left and proceed to the end of the road. Turn right and immediately right into Station Approach and then first right into Connaught Place where the property is numbered and on the right hand side.

## Additional Information

Tenure: Freehold

All mains services connected

Energy Performance Rating: B Current: 84 Potential: 96

## Situation

The property is ideally located close to the centre of Brockenhurst Village which has a good selection of boutique shops, everyday stores, cafes and restaurants. The mainline railway station offers direct links to Southampton Central, Winchester and London Waterloo (approx. 90 mins).

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 Lympington with its extensive and world renowned yachting facilities, ferry service to Yarmouth, Isle of Wight 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.



## 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. Property ranges from Edwardian villas to thatched timber-framed cottages, and imaginative new builds to old Forest lodges. Many properties have access or views to open Forest and almost all are within walking distance of the station.

## 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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