



Littlewell

Tattenham Road, Brockenhurst, SO42 7SA

SPENCERS
NEW FOREST





LITTLEWELL

TATTENHAM ROAD • BROCKENHURST

Littlewell is a stunning three-bedroom detached home renovated to an extremely high standard with a beautiful south facing garden and currently being run as a successful holiday let. The property is also offered to the market with no onward chain. With private off-street parking and lovely rear garden that offers the additional benefit of just a short walk into Brockenhurst High Street offering its array of boutique shops, cafes, and mainline station, giving access to London Waterloo.

£875,000



3



2



2





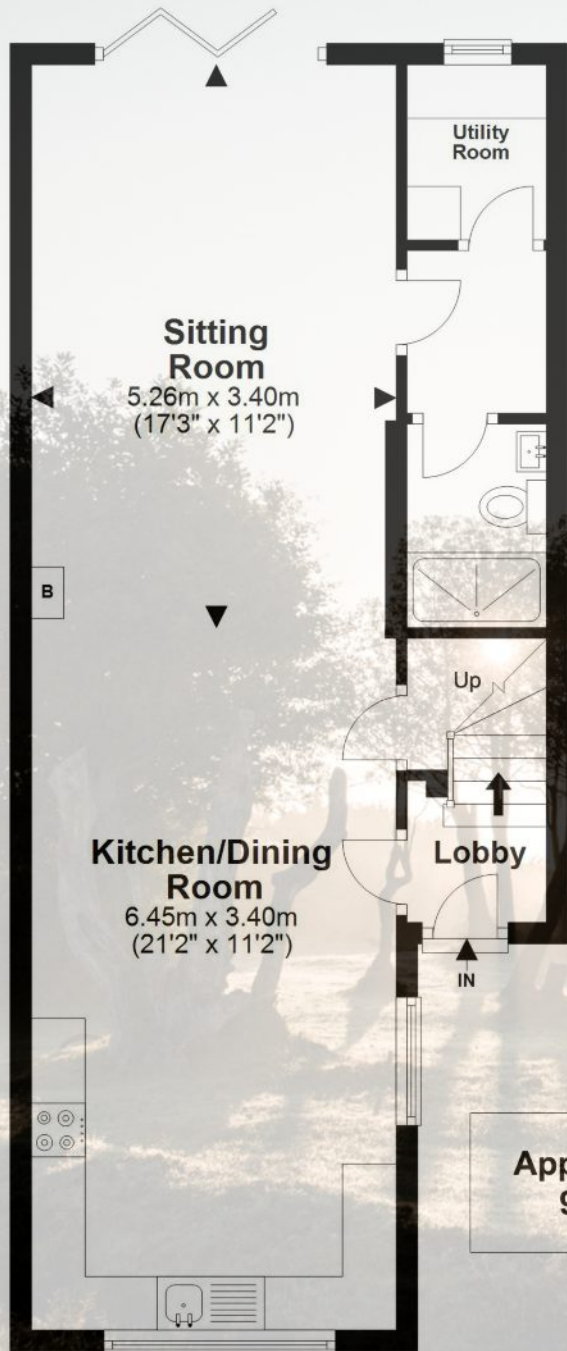
The Property

You enter the property into a lobby where you are immediately met with stairs leading to the first floor and door into the main accommodation downstairs. Walking through this door the living space opens into a stunning, bright and airy, double aspect kitchen/living room.

At the front of the property lies the kitchen/dining room offering a wraparound shaker style kitchen with both low lying and eye level units sat under a work surface offering ample preparation space. The kitchen boasts integrated appliances such as dishwasher, microwave, sink unit, double oven and induction hob with glass splash back and overhang extractor fan and further space at the end of the kitchen is offered for a large fridge/freezer.



Ground Floor



Sitting Room
5.26m x 3.40m
(17'3" x 11'2")

Kitchen/Dining Room
6.45m x 3.40m
(21'2" x 11'2")

Utility Room

Lobby

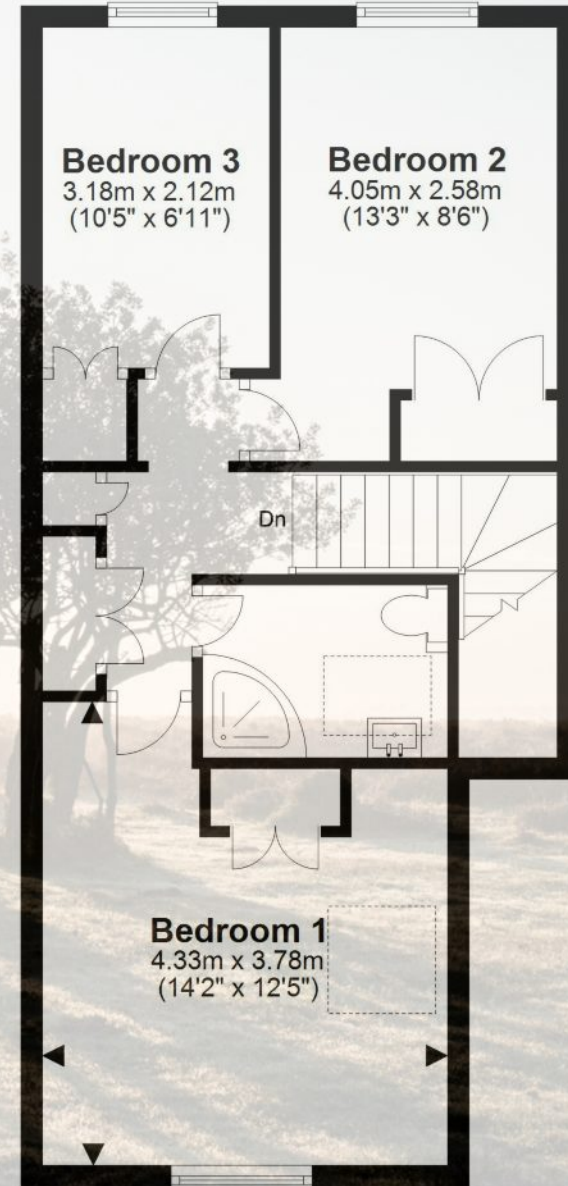
IN

Up

Approx Gross Internal Area
99.6 sqm / 1071.4 sqft

Floor Plan

First Floor



Bedroom 3
3.18m x 2.12m
(10'5" x 6'11")

Bedroom 2
4.05m x 2.58m
(13'3" x 8'6")

Bedroom 1
4.33m x 3.78m
(14'2" x 12'5")

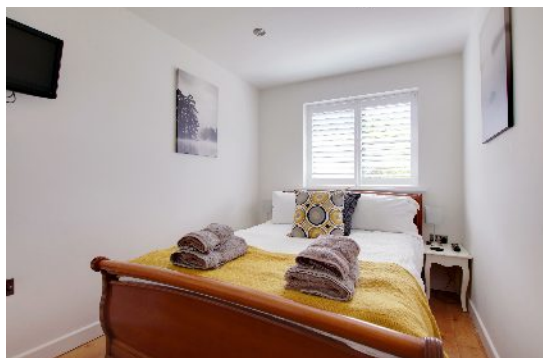
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The Property Continued...

From the kitchen the openness of the space enables you to create a separate dining area which in turn flows through to the main living room with its sliding bi fold doors leading out onto the garden, connecting the outside in perfectly. The downstairs accommodation offers a lovely herringbone style ceramic flooring throughout and further benefits from a log burner with a smart tile backing between the dining room and living room, giving fantastic warmth to an already homely feel, throughout the whole downstairs. A further door from the living room leads into a useful utility room with space for both a washer and a dryer, a cloakroom area and downstairs wet room.

Stairs from the lobby lead to the first-floor landing where there are two double bedrooms that sit at the back of the property both offering built in wardrobes and a further principal bedroom at the front of the property with further inbuilt storage units. All bedrooms are serviced by a three-piece shower room, in addition to the wet room accessed on the ground floor.



Grounds & Gardens

The house is approached via a gravel driveway enclosed by fencing and wooden gates giving you space and secure parking, with a stone pathway leading to the front door. A secure side gate gives you access around to the back of the house to the garden. On the other side there is a further side access point leading to a covered area, ideal for bins and bike storage leading toward the garden.

The garden is mostly laid to lawn and flanked by secure fencing and hedgerows at the rear and is completed with a lovely patio area wrapping around the rear of the house giving the perfect al fresco garden BBQ dining area, taking full advantage of the south facing aspects.



The Situation

The property is situated in a highly regarded residential road close to the centre of Brockenhurst village. The mainline railway station with direct links to London Waterloo (approximately 90 minutes) is only a short walk from the property. The village benefits from a good local community and a wide selection 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 famous Saturday county market, extensive yachting facilities 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.

Directions

From our office in Brockenhurst turn left, and at the crossroads turn right into Sway Road. Tattenham Road is the fourth turning on the left and the property can be found after a short distance on the right-hand side.

Services

Tenure: Freehold

Services: All mains services connected

Energy Performance Rating: C Current: 76 Potential: 86

Run as a holiday let currently grossing in the region of £36,000 - £38,000 per annum

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 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:

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