



**Wisteria**

*Lymington Road, Brockenhurst, SO42 7UD*

**SPENCERS**  
NEW FOREST







# WISTERIA

LYMINGTON ROAD • BROCKENHURST

*An attractive and completely refurbished and extended end of terrace cottage dating back to the 1800's situated adjacent to the mainline railway station and within walking distance of the village centre and open forest. The property offers accommodation extending to approximately 1184 sq. ft. and would make an ideal main home or potential holiday cottage. The property benefits from off street parking to the rear and enclosed pretty gardens.*

*Offers over £450,000*



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## The Property

A composite front door opens into a central hallway leading through to the rear of the cottage. Set off the hallway is a double aspect snug to the front with feature wood burning stove set on a flagstone hearth and wood effect flooring.

Across the hall, a step leads down into a newly fitted kitchen with a comprehensive range of two tone modern storage units with coordinating laminate worksurfaces and tiled splashbacks with feature under pelmet and low level lighting. Appliances include a gas hob set under an extractor hood with two single built under ovens, with integrated washer/dryer and dishwasher. A composite sink unit is set under a window with front aspects across the garden.

From the rear of the hallway, a door leads into an attractive, extended sitting room with dining area set under vaulted ceilings with rooflights bringing in lots of light and with oak smoked wood flooring. French doors lead out to the terrace, garden and parking area.

A useful rear lobby is set at the end of the hall providing access to the parking and rear garden and providing useful coat and shoe storage area.

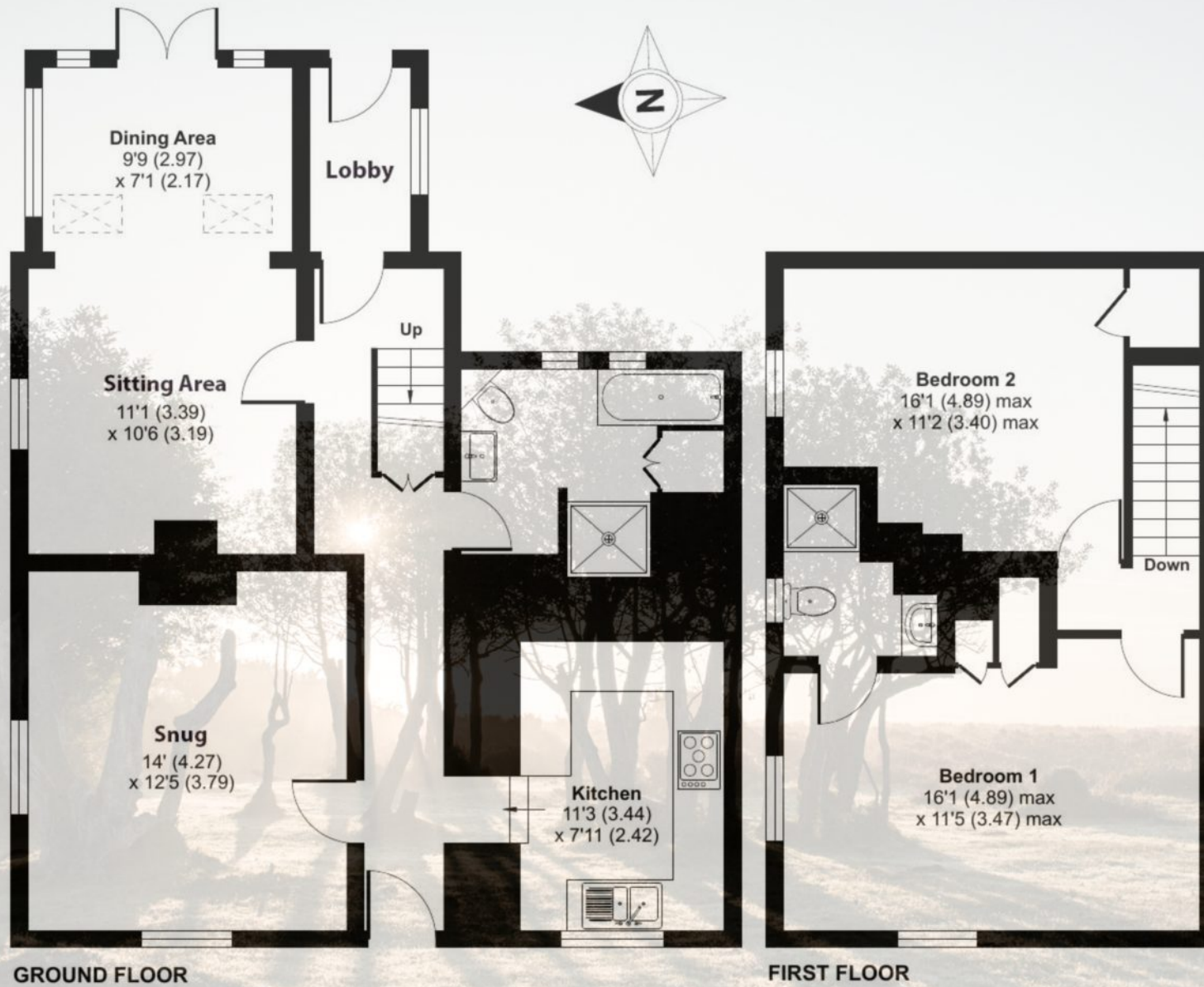
A beautifully styled modern family bathroom completes the ground floor layout and offers a walk in shower with both rainwater and hand held shower heads, a panelled bath, vanity wash basin and WC with complimentary tiled flooring and two frosted windows. A built in airing cupboard houses a wall mounted Worcester Gas Boiler and shelving.

From the end of the hallway, a stairwell ascends to the first floor where there are two very generous double bedrooms. The principal bedroom benefits from dual aspects and built in wardrobe along with a newly created, stylish ensuite shower room which offers a walk in shower with rainwater and hand held shower attachments, a vanity wash basin and WC.

The second bedroom is again a good sized double bedroom with side aspects and featuring a good size built-in wardrobe.

Approximate Area = 1160 sq ft / 107.7 sq m

For identification only - Not to scale







## Grounds & Gardens

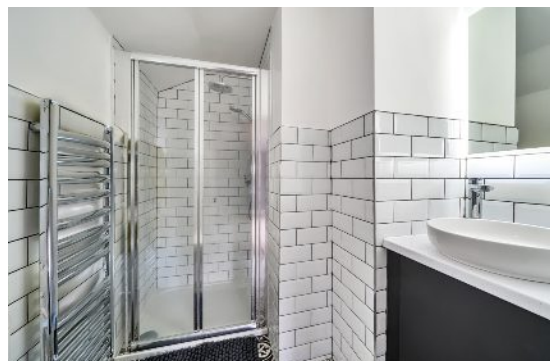
A wooden gate opens into the front and side gardens with a path leading to the entrance flanked by planted flower beds and timber fence borders. The front garden is mainly laid to gravel for low maintenance with ornamental shrubs.

At the rear of the property block paving has been laid to provide off street parking which is accessed from Mill Lane. An area of side garden is predominantly laid to lawn with an array of planting and a storage shed is set to one corner with a further paved terrace for seating and dining.

## The Situation

The property is set close to the heart of Brockenhurst village, within easy reach and a level walk of a number of shops and restaurants on Southampton Road, the main line rail station, giving direct access to London Waterloo in approximately 90 minutes and the nearby village centre. Brockenhurst lies in the heart of the forest between Lyndhurst (4 miles) and the Georgian market town of Lymington (5 miles). The village offers a thriving community, a highly regarded primary school, popular tertiary college and the renowned 18 hole Brockenhurst Golf Club.

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.







## Additional Information

Tenure: Freehold

Council Tax Band: C

Energy Performance Rating: C Current: 70 Potential: 85

Services: Mains gas, electric, water and drainage

Heating system: Gas central heating

Construction Type: Standard Construction

Conservation Area: Brockenhurst

Flood Risk: Very low

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

## Directions

From our office in Brockenhurst turn left and proceed to the end of Brookley Road. Turn right at the end of the road, passing over the level crossing and the property will then be found immediately on your left hand side. Take the turn left into Mill Lane where the access to the drive can be found immediately on the left.

## Important Notice

Spencers Property 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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