



**26 Latchmoor Court**

*Brookley Road, Brockenhurst, SO42 7PY*

**SPENCERS**  
NEW FOREST





## 26 LATCHMOOR COURT

BROOKLEY ROAD • BROCKENHURST

*A unique opportunity to purchase one of only four cottages forming part of an exclusive gated courtyard development for the over 55s, constructed by acclaimed builders Pennyfarthing Homes. This three bedroom chalet bungalow offers well configured bright and airy accommodation. The development is set in the heart of the village of Brockenhurst with the property benefiting from secure allocated parking and it's own rear garden. This leafy village on the southern edge of the New Forest has everything you could want within the Forest.*

£415,000



3



2



2





## The Property

Tucked away in the corner of the development and built to a high standard, the cottage offers well configured accommodation set across two floors.

### Ground Floor

- Entrance hall with airing cupboard containing hot water cylinder
- Walk in cloakroom cupboard
- Large bright sitting room with patio doors opening onto the rear garden and feature stone fireplace
- Kitchen/breakfast room fitted with a range of modern wall and base units, built-in appliances and patio doors leading out to the garden
- Bedroom 2 with window to the front elevation
- Bedroom 3 with window to the front elevation
- Modern family bathroom with bath and shower

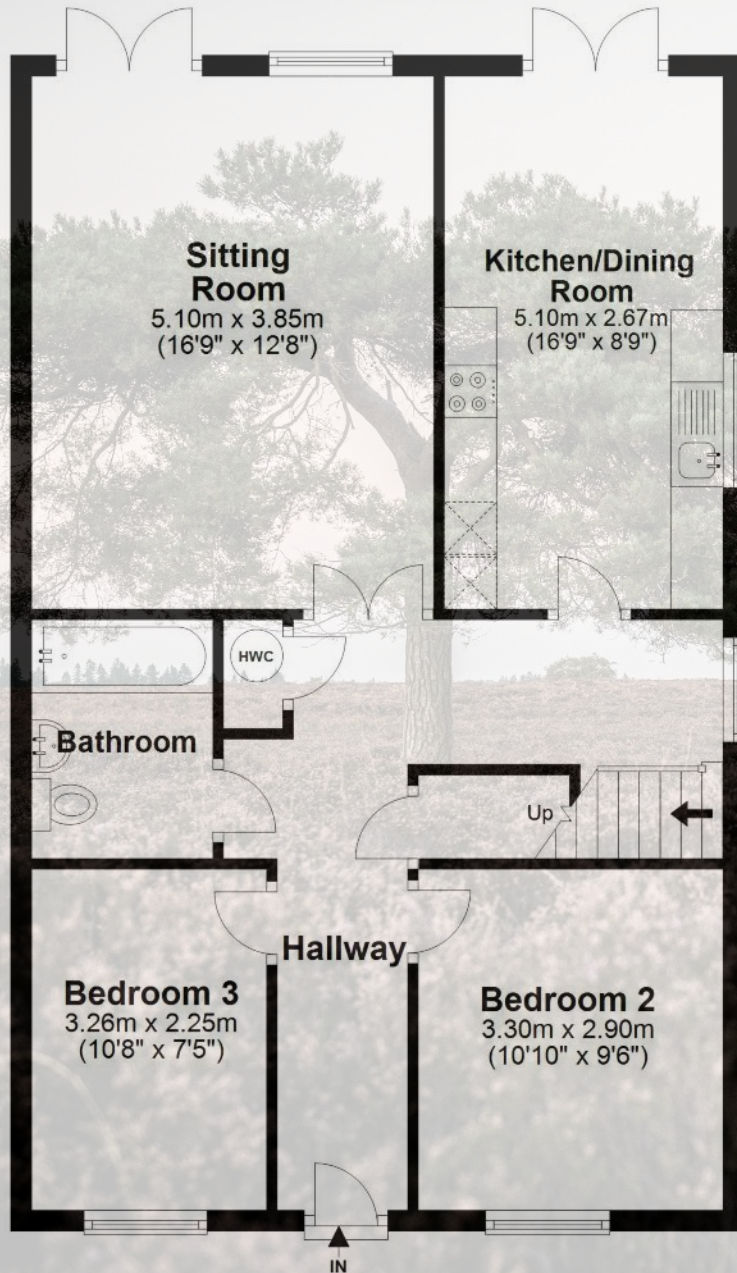
### First Floor

- Landing with access to storage/dressing room access to under eaves storage
- Principal bedroom suite with en-suite shower room and built-in wardrobes overlooking the rear garden.
- Corner plot with front and rear private garden wrapping around on two sides
- Well maintained communal gardens and grounds
- Allocated private parking space directly outside the house
- Gas fired central heating
- Energy efficient condensing boiler with pressurised 'Oso' water system.
- Two-way House Manager Call System
- Further benefits include no onward chain.

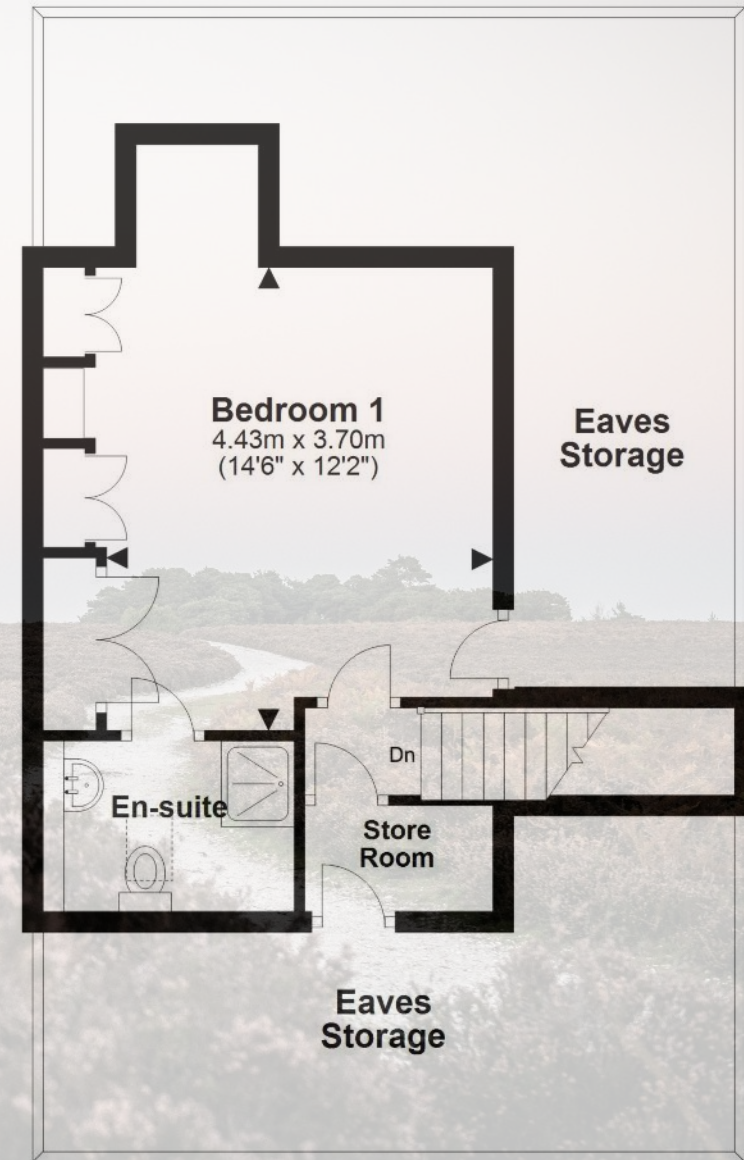
# Floor Plan

Approx Gross Internal Area  
101.3 sqm / 1090.4 sqft

## Ground Floor



## First Floor





## Grounds & Gardens

The development is accessed via large electric gates which open onto a parking area and the beautifully maintained communal grounds that surround the development.

An allocated parking is located to the front of the cottage.

A significant feature of the cottage is the lovely rear garden which wraps around two sides of the property, and there is a shed providing useful storage.

The garden has been designed for ease of maintenance, is laid to lawn with a patio area and benefits from mature borders with shrubs and secure fencing.

## Directions

From our office in Brookley Road turn left and proceed along to the end of the road turning right just before the main junction and adjacent to the Cycle Experience shop into the Latchmoor Court gated courtyard.

## 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.



## The Situation

The cottage is situated in the heart of Brockenhurst Village, which offers a mainline railway station with direct links to London Waterloo 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, 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.

## Additional Information

Tenure: Leasehold

Lease Term: 125 years from 1<sup>st</sup> September 2005

Lease Term Remaining: 106 years

Annual Service Charge: £4,098.75 per annum

Annual Ground Rent: £400.00 per annum

Council Tax Band: D

Energy Performance Rating: C Current: 72 Potential: 84

Services: Mains gas, electric, water and drainage

Guest Suite: Available by prior arrangement and subject to a nominal charge.

**NB.** All of the properties within the development benefit from a resident's lounge, as well as a House Manager and ensuite bedroom to book for any visitors.

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



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

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