



28 Chestnut Road

Brockenhurst, SO42 7RF

SPENCERS
NEW FOREST





28 CHESTNUT ROAD

BROCKENHURST • NEW FOREST

An excellent three/four bedroom detached property set in a popular cul-de-sac location, in the very heart of the village of Brockenhurst. The property has been refurbished and extended over recent years to offer well considered and versatile accommodation. The property benefits from well-maintained, enclosed gardens to both the front and rear with a detached garage set to the rear with off street parking.

£925,000





The property is set in a cul de sac location within close proximity of the village amenities and train station



The Property

The property is set back from the road on a sizeable corner plot with secluded attractive, part walled gardens.

A large oak framed storm porch is set over the entrance into the property. The welcoming hallway provides access to the ground floor accommodation and stairs ascend to the first floor. An airing cupboard is set off the hall.

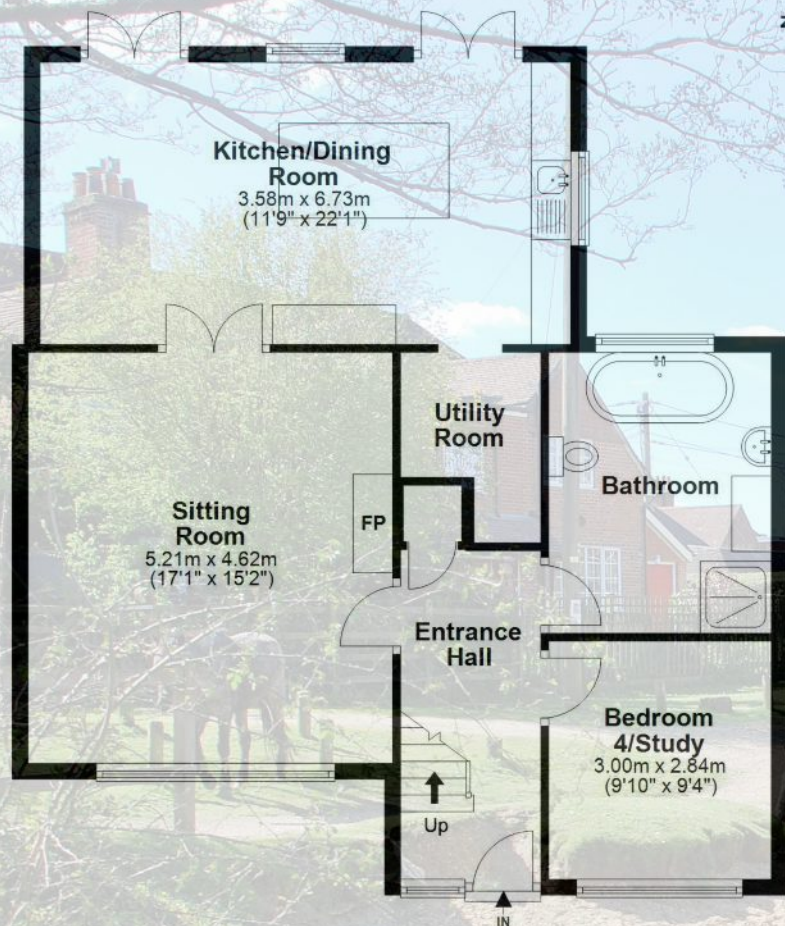
A study is set to one side which would work equally as a ground floor bedroom if required and is supported with a generous ground floor four-piece bathroom suite with double ended bath and walk in shower cubicle.

The front aspect sitting room benefits from a feature gas living flame fireplace with hearth and benefits from views across the delightful front garden. From here double doors leads through into the stylish and light kitchen/dining room which is set across the full width of the property at the rear.

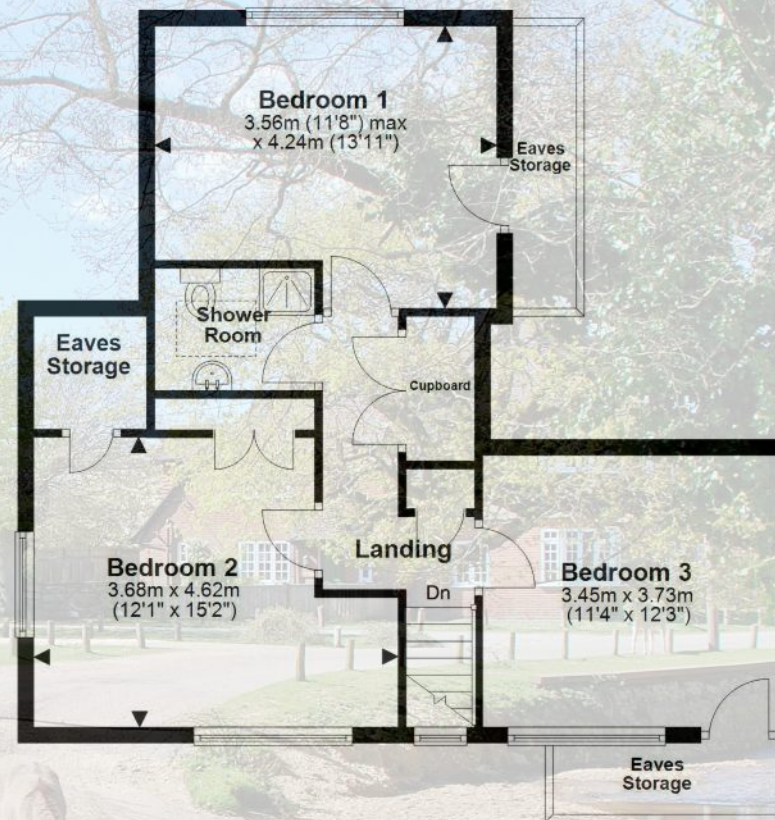
The double aspect kitchen has been fitted with modern light grey units with complimentary wooden worksurface, coordinating upstands and an inset sink unit. A central large island offers additional preparation area with storage cupboards set underneath, along with a breakfast bar area. Built-in appliances include a double oven, an induction hob and dishwasher with space for a large fridge/freezer. Two sets of French doors provide access onto the rear terrace and garden and are fitted with wooden plantation shutters and the wooden floor is a further feature of the room.

An adjoining utility area offers space and plumbing for appliances and further storage.

Ground Floor



First Floor



Floor Plan

Garage/Workshop
4.09m x 5.77m
(13'5" x 18'11")

Approx Gross Internal Areas

House: 143.9 sqm / 1548.9 sqft
Garage: 23.6 sqm / 254.0 sqft

Total Approx Gross Area: 167.5 sqm / 1802.9 sqft



The Property Continued...

To the first floor a landing area, with large storage cupboard, links to three double bedrooms.

The principal bedroom benefits from built in storage into the eaves with elevated views to the side and a large high level window to the front. The second bedroom is of a good size and set at the rear of the property with elevated views across the locality and gardens whilst the third bedroom benefits from windows to the side and front.

A shower room supports these three bedrooms and completes the first floor accommodation.

Agents Note

Planning permission has been granted for an oak/glass veranda at the front of the property along with oak cladding across the rear and sides of the property.

Grounds & Gardens

To the front of the property there is a well-maintained lawn enclosed by picket fencing and hedging with ornamental trees including a magnolia and raised vegetable beds. A side gate from Chestnut Road leads via a gravelled path to the entrance into the property.

The rear garden can be assessed along both sides of the house which leads to a private rear garden, partially bounded by an attractive wall providing excellent screening. The garden is mainly laid to lawn with the benefit of a couple of terraced areas ideal for seating and dining. A path leads to gated access to the rear, single detached garage and parking area for two cars. There is a further utility area set behind the garage.





Directions

From our office in Brockenhurst turn left and proceed along Brookley Road before taking the first left into Grigg Lane. After a short distance, turn right into Chestnut Road past two road and the property can be found towards the end on the left hand side on the corner.

Additional Information

Tenure: Freehold

All mains services connected

Energy Performance Rating: D Current: 62 Potential: 76

Agents Note: The property benefits from PV panels with a British Gas feed in tariff that currently generates circa £1500 per year.

New Worcester gas boiler and carpets installed April 2024.

The Situation

The property is situated in a prime location in a highly sought after cul-de-sac in the popular village of Brockenhurst. The property is ideally positioned within the cul-de-sac, being very close to a small cut way leading into Grigg Lane, which then leads to the village centre, which is moments away. The village of Brockenhurst offers a good range of local amenities including a butcher, greengrocer and baker, as well as a well-regarded primary school, popular tertiary college, the renowned Brockenhurst Golf Club and an excellent mainline train service to London Waterloo (approximately 90 minutes).

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 and the south coast.

Proposed Planning Drawings



WEST ELEVATION 1:100



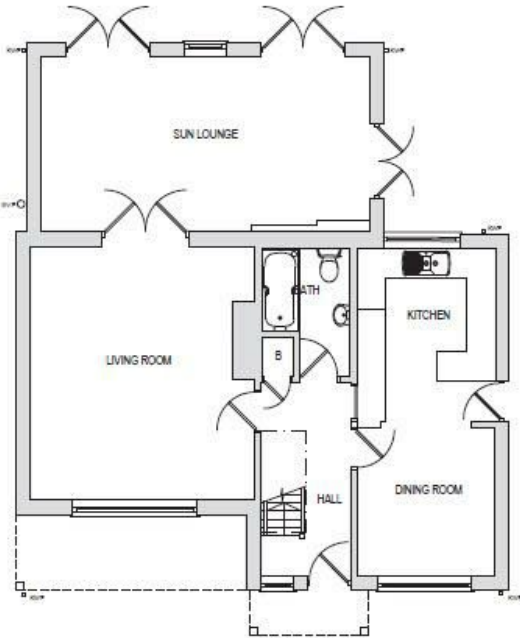
SOUTH ELEVATION 1:100



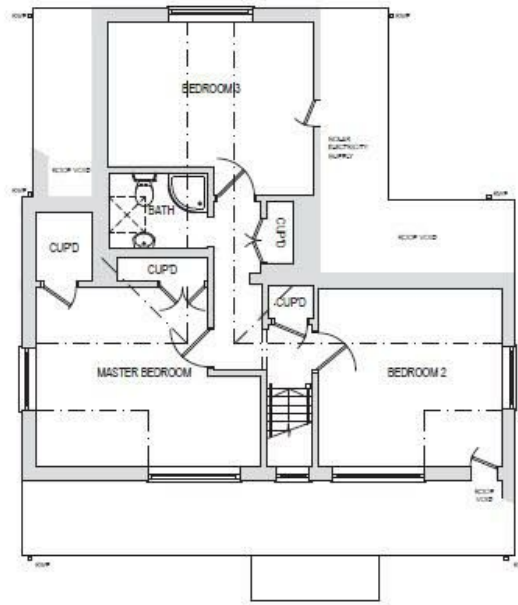
EAST ELEVATION 1:100



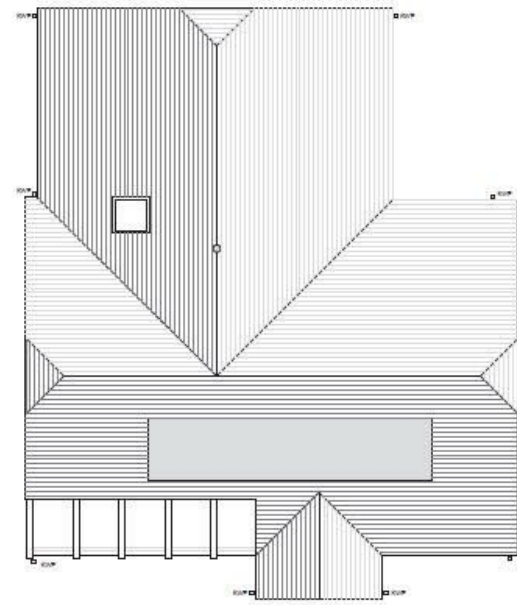
NORTH ELEVATION 1:50



GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50



ROOF PLAN 1:50

LEGEND

- ITEMS CLOUDED WITH A DASHED LINE ARE TO BE CONFIRMED, ARE SUBJECT TO DETAILED DESIGN OR CAN BE EXPECTED TO CHANGE.
- REVISION CLOUD HIGHLIGHTING ITEMS CHANGED SINCE PREVIOUS ISSUE OF DRAWING.

REV	DATE	DESCRIPTION	DR	CHK

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PROPOSED FLOOR PLANS & ELEVATIONS

DRAWING STATUS: **PLANNING**

**28 CHESTNUT ROAD
BROCKENHURST
HAMPSHIRE
SO42 7RF**

DATE: JANY 2018	DRAWN BY: DAN
SCALE: 1:50 + 1:100	CHECKED: DATE CHECKED:
CDR NO: 8421	DRAWING NO: 103
	REVISION: A





This leafy village on the southern edge of the New Forest has everything you could want for family life in the Forest



The Local Area

Brockenhurst is the largest village in the New Forest, boasting a thriving and lively community with all the necessary essentials of a proper working village, including a butcher, bakery, greengrocer, cafes and tea houses, plus services such as a doctor, dentist and post office. In addition, the village boasts an 18 hole championship golf course, a luxurious spa and a number of highly regarded hotels including the Balmer Lawn, the Pig and Careys Manor, all of which offer fine dining restaurants.

In Brockenhurst the New Forest is all around you and wild ponies, deer and cows roam at will. The North and South Weirs streams join and as one flow through Brockenhurst. In Brookley Road in the warmer months of the year the stream flows across the road, commonly referred to as The Splash.

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.

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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