



Cedar Cottage

1a Greenways Road, Brockenhurst, Hampshire, SO42 7RN

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NEW FOREST





A wonderful opportunity to purchase a superb three bedroom semi-detached house set in a convenient village location, currently used as a successful holiday let.

The Property

This beautiful and unique home has been designed to meet the requirements of a modern day family with large open spaces providing a good sense of space and light throughout.

The property would appeal to a variety of suitors including families, investors and second home owners, as well as those looking to holiday let. Currently run as a successful holiday let, the property could be sold as a going concern and all furniture and fittings are available by separate negotiation.

Detail

- Well configured accommodation of approximately 1110 sq.ft.
- Three bedrooms (master en-suite)
- Family bathroom
- Double aspect 25' ft. sitting room overlooking side garden

£515,000



FLOOR PLAN



Ground Floor

Approx. 58.8 sq. metres (632.5 sq. feet)



First Floor

Approx. 44.4 sq. metres (478.0 sq. feet)



Total area: approx. 103.2 sq. metres (1110.5 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC South Coast Surveys
Plan produced using PlanUp.

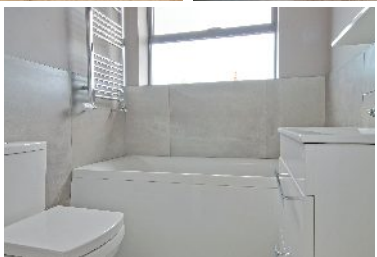
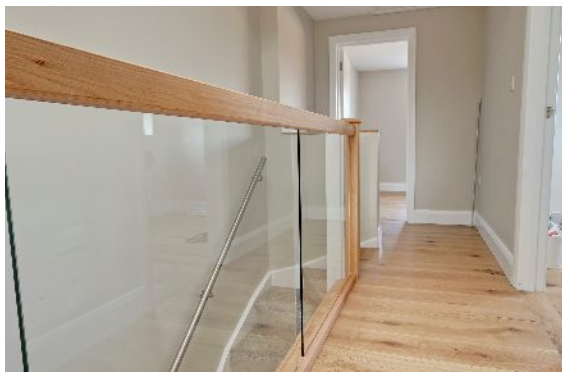


The Property Continued...

- Superb 17' ft. open plan kitchen/dining/family room fitted with a range of contemporary units with built in appliances, a feature island unit, quartz work surfaces, underfloor heating and patio doors opening onto the rear garden
- WC
- Porcelain tiled flooring to entire ground floor
- Oak flooring throughout the first floor

Guarantees

- Modern aluminium double-glazed windows with remainder of a 10 year frame guarantee
- Modern boiler with Gas Safe certification
- Recently wired electrics with NICEIC certification



Grounds & Gardens

The property benefits from two areas of garden, one to the rear and the other to the side, both of which have been designed for ease of maintenance.

The gardens are flanked by a combination of hedge and fence borders with a paved driveway at the rear of the plot providing off road parking facilities and access to the outbuilding/bike store.



The property has been completely reconfigured and refurbished in recent years to a high specification and further benefits from off road parking, gardens and a bike store.

Directions

From the centre of the village of Brockenhurst, proceed in an easterly direction along Brookley Road and on reaching the 'T' junction turn left onto the Lyndhurst Road. Greenways Road is the first turning on the right and the property can be found at the start of the cul-de-sac on the right hand side.

Services

All mains services connected.

Energy Performance Rating: C Current: 77 Potential: 87

Council Tax Band: D

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

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.



Situation

The property is set at the head of one of the sought after cul-de-sacs of Brockenhurst village, within easy reach and a level walk of a number of shops and restaurants on Southampton Road 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 mainline railway station is situated within walking distance, giving direct access to London Waterloo in 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, its famous Saturday county market and ferry service to Yarmouth, Isle of Wight.

Points Of Interest

Brockenhurst Sixth Form	0.3 miles
Brockenhurst Train Station	0.3 miles
Careys Manor	0.4 miles
Brockenhurst Golf Club	1.2 miles
The Pig	1.2 miles
Lymington Hospital	3.9 miles
New Forest Golf Club	4.9 miles
Walhampton (Private School)	5.4 miles
Limewood	5.5 miles



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

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