



17 Whitemoor Road

Brockenhurst, SO42 7QG

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17 WHITEMOOR ROAD

BROCKENHURST • NEW FOREST

A spacious four bedroom chalet style home of just over 2000 sq. ft. with a double garage. Positioned in a highly desirable location where the ponies roam freely up to the property. The property has three generous reception rooms including a delightful garden room. Set within a private plot and having a mature south facing garden and ample parking.

£1,150,000



4



3



2





The Property

A spacious entrance hallway with refurbished mahogany wood floor runs throughout the hallway and sitting room. The stairs lead to the first floor from the hallway. There are oak doors throughout the property.

The large sitting room spans the width of the house with a bay window to the front and an extension to the rear with glazed panels and doors to the rear garden. The room has an attractive brick fireplace fitted with a gas fire. There is a door to another large room, currently used as the snug with storage cupboard and rear aspect window.

The kitchen/dining room is comprehensively fitted with wooden storage units. There is a range cooker with induction hob over, space for fridge freezer and ample room for dining furniture. The floor is ceramic tiles. The utility room is adjacent to the kitchen with a sink unit, storage and space and plumbing for the washing machine.

The lovely garden room has a solid roof and casement windows incorporating glazed double doors to the garden where a pergola is positioned with a mature vine.

The first floor accommodation comprises a principal bedroom with en suite shower room and two further double bedrooms served by the family bathroom where there is a walk in shower cubicle. There is a storage cupboard housing the boiler on the landing.

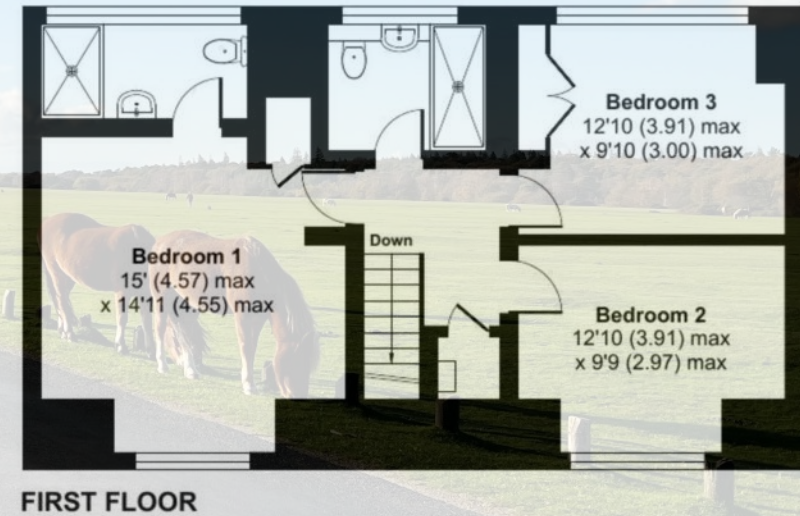
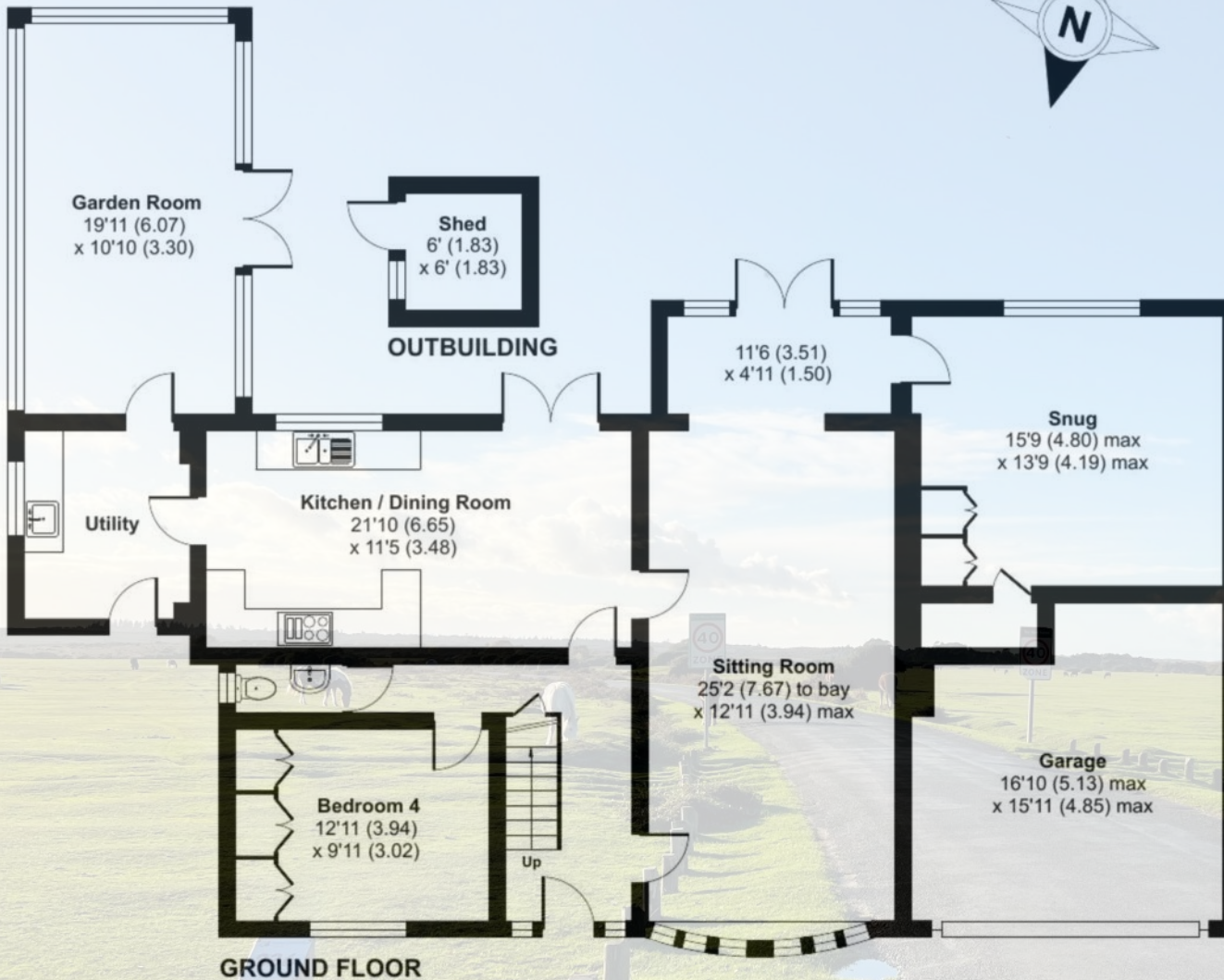
Approximate Area = 2181 sq ft / 202.6 sq m

Garage = 238 sq ft / 22.1 sq m

Outbuilding = 36 sq ft / 3.3 sq m

Total = 2455 sq ft / 228 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'cheom 2024. Produced for Spencers of the New Forest Ltd. REF: 1164134



Grounds and Gardens

The house sits in a beautiful mature garden and on a desirable “no-through” road. The house has a cattle grid at the entrance to prevent the ponies and donkeys from roaming onto the lawns. There is ample parking in front of the double garage which has an electric secure door, light and power.

Access around the side of the house leads to the colourful garden with an array of herbaceous planting and shrubs providing colour throughout the changing seasons. A large stone terrace runs along the rear of the house incorporating a seating and dining area under and around the wooden pergola. There is a greenhouse and garden shed. Boundaries are mature and provide a high degree of privacy. The remaining areas are laid to lawn.

Directions

From our office in the centre of the village, turn right and proceed in a westerly direction along Brookley Road passing through the watersplash and then turn right onto Rhinefield Road. Proceed along the road, passing the Forest Park Hotel on the left before taking the seventh turning on the left into Oberfield Road. Take the first left turn into Whitemoor Road. The property can be found on the right hand side on this pretty "no-through" lane.

Points of Interest

Brockenhurst Primary School	1.3 Miles
Brockenhurst Mainline Railway Station	1.4 Miles
Brockenhurst Tertiary College	1.5 Miles
Balmer Lawn Hotel	1.6 Miles
Brokenhurst Manor Golf Club	2.1 Miles
The Pig Restaurant	2.5 Miles



Additional Information

Services: Mains electric, gas, water and drainage

Tenure: Freehold

Energy Performance Rating: E Current: 54 Potential: 74

Council Tax Band: G

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property

The Situation

The property is situated in a highly desirable cul-de-sac, close to the open forest and within easy reach of Brockenhurst village centre, 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.

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.



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

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com