



Lawn Lodge

Balmer Lawn Road, Brockenhurst, SO42 7TS

SPENCERS
NEW FOREST





LAWN LODGE

BALMER LAWN ROAD • BROCKENHURST

Located within a stones throw of the open forest at Balmer Lawn, this boutique style detached three bedroom single storey forest home has been refurbished to a very high standard and is currently a successful holiday let.

The property offers an open plan kitchen/dining room and sitting room with feature fireplace. Further benefits include off street parking and a detached garage.

OIEO £600,000



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The Property

Built of brick elevations under a pitched tiled roof and double glazing throughout, a beautifully presented three bedroom detached bungalow.

The spacious sitting room has an attractive inset gas fireplace and double doors leading into the conservatory/dining area. This light area affords delightful views over the rear garden and wooden flooring that extends through to the kitchen.

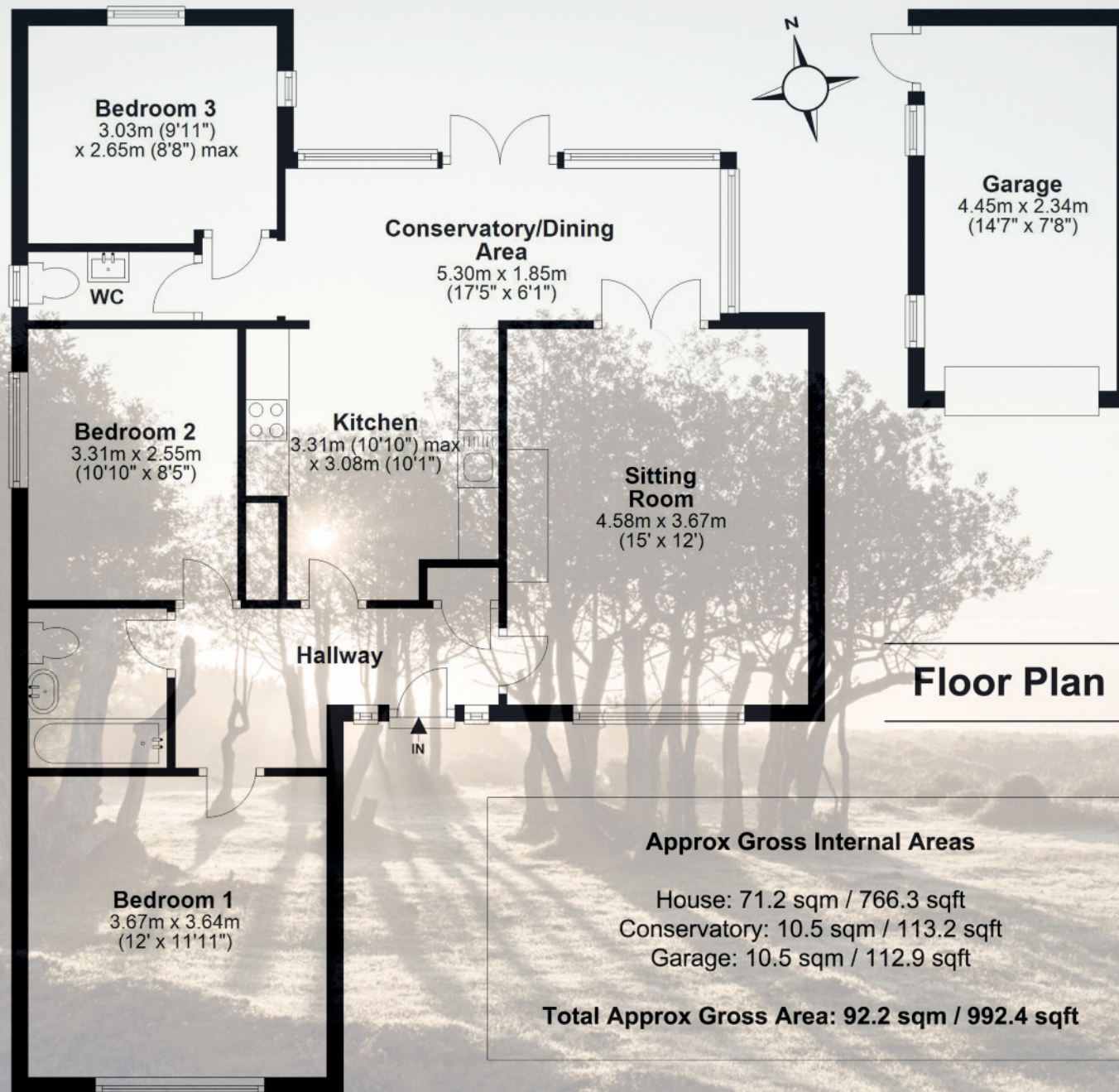
The kitchen area comprises a comprehensive range of eye and base level storage cupboards and drawers with wooden worksurfaces over and fitted with a range of integrated appliances. Completing the living accommodation is a cloakroom with a low level W.C. and wash hand basin.

There are three bedrooms and a beautifully fitted bathroom that comprises a

Grounds & Gardens

A wooden five bar gate leads onto a gravelled driveway that offers off road parking for several vehicles and leads in turn to a detached garage. The remainder of the front garden is laid to lawn.

The landscaped rear garden is mainly laid to lawn with a rear terrace adjacent to the property, that is ideal for alfresco entertaining. With tidy hedging and ornamental trees across the rear of this private garden. A side gate leads to the front.





Additional Information

Tenure: Freehold

Council Tax Band: The property is currently registered as a holiday let.

Energy Performance Rating: D Current: 60 Potential: 79

Services: Mains gas, electric, water and drainage

Gas central heating

Property construction: Standard construction

Flood Risk: Medium

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property

Superfast broadband with speeds of up to 44 Mbps is available at the property (Ofcom)

Directions

From our office in Brookley Road turn left and take the first turning left into Grigg Lane, proceed over the cattle grid and turn left onto the A337 towards Lyndhurst. Take the first turning right in front of the Balmer Lawn Hotel into Balmer Lawn Road and the property can be found after approximately 200 meters on the left.





Situation

Situated on the north side of the New Forest village of Brockenhurst, within moments from the open forest at Balmer Lawn, a beautifully presented three bedroom property. The New Forest National Park offers many miles of unspoilt walking and riding and covers an area of approximately 92,000 acres.

Brockenhurst benefits from a mainline station with direct access to London/Waterloo and an extensive range of local shops, restaurants, a primary school and popular tertiary college, and the renowned Brockenhurst Golf Club.

The Georgian market town of Lymington is approximately 5 miles south with its extensive yachting facilities and a Saturday market. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 for 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 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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