



Forest Side

Armstrong Close, Brockenhurst, SO42 7SZ

S P E N C E R S
NEW FOREST





FOREST SIDE

ARMSTRONG CLOSE • BROCKENHURST

An incredibly rare opportunity to purchase a well presented three/four bedroom detached chalet style property located in an exclusive cul-de-sac location, within the heart of Brockenhurst close to local amenities, open forest and the mainline train station, having been the subject of recent modernisation and extension to suit modern living.

The property offers well-proportioned accommodation with two ensuite bedrooms (one ground floor) and reception rooms overlooking the private south west facing rear garden.

£1,125,000



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The Property

An attractive oak framed storm porch leads to the entrance into the property and hallway in turn which provides access to the ground floor accommodation with stairs leading up to the first floor.

The main reception accommodation is set at the rear of the property benefiting from aspects across the lovely garden which is a real feature of the property. The sitting room is well proportioned affording lots of light with a large splay bay window and a central fireplace with gas living flame fire. The sitting room opens into a study area with French doors proving access out onto the rear terrace and garden.

The modern kitchen/breakfast room benefits from contemporary shaker style units at both base and eye level with complimentary woodblock work surfaces and pretty tiled splashbacks. Integrated appliances included an induction hob, oven and microwave oven with further space and plumbing for a dishwasher and space for table and chairs or for a kitchen island if preferred. French doors lead out to the terrace and rear garden and offers scope for further extension (STP).

From the kitchen a door leads out to the rear lobby with large skylights providing lots of light and which provides access out to the rear garden, useful utility area and lovely garden room with views across the rear.

The vaulted garden room also benefits from skylights and French doors out to the garden. To the front of this area a newly created ensuite vaulted bedroom offers very versatile accommodation which could be utilised as annexed accommodation if required. This bedroom again has large skylights and a window overlooking the front aspect. The ensuite shower room provides contemporary fittings and underfloor heating.





The Property Continued...

A generous dining room is set across from the kitchen with front aspects and offers extensive built in storage. This room could also be used as an additional bedroom.

A double bedroom is set off the hallway again with front aspect windows. A good-sized refitted family bathroom offers both a bath and shower cubicle and attractive wooden panelling to part walls, a separate cloakroom completes the ground floor.

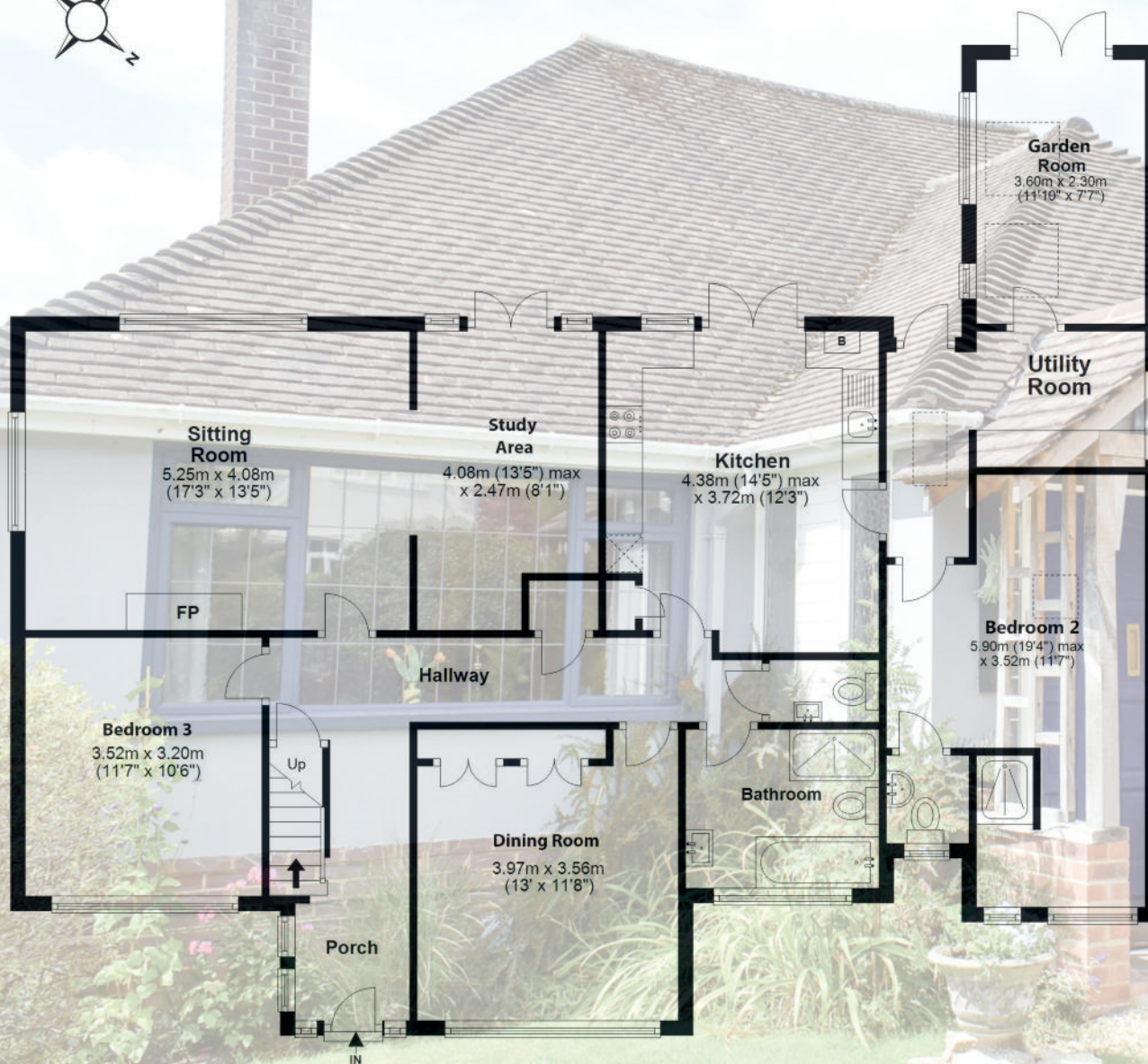
The first floor offers a superb principal bedroom with elevated views across the garden, a modern ensuite shower room, further recessed area and access to loft voids providing good storage. Set across the landing, a further room which is currently used as bedroom accommodation, could be utilised as a dressing room to compliment bedroom one.



Floor Plan

Ground Floor

Approx. 133.6 sq. metres (1438.3 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.6 sq. feet)



Total area: approx. 168.6 sq. metres (1814.9 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.





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Grounds & Gardens

The property is set within the cattle grid with New Forest ponies and donkeys able to roam along the cul de sac with access to the open forest set found at the start of the road.

A gravel driveway, providing off road parking for several vehicles, leads to the property entrance by way of a five bar gate and side pedestrian access. The pretty front garden is bounded by a low wall, mature hedging and some lapwood fencing with well planted borders.

Side access leads to the beautiful and private south-west facing rear garden which is mainly laid to lawn with attractive herbaceous planting and established hedge borders. Immediately abutting the rear of the property is a paved terrace which links the reception rooms, kitchen and sun room. An attractive pergola with climbing wisteria provides a lovely area for seating and dining.

Set towards the rear of the plot, steps lead down to a further paved terrace providing an ideal space for entertaining, outdoor dining or the inclusion of a hot-tub/small plunge pool and which further benefits from a new home office with power and Wifi connections, wood store and an ornamental pond.



Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: D Current: 63 Potential: 79

Mains gas, electric, water and drainage

Gas central heating

Property construction: Standard construction

Broadband: FFTP - Fibre to the property directly

Ultrafast fibre broadband with speeds of up to 1800 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, buyer to check with their provider.

Directions

Turn right out of our office in Brookley Road and proceed to the Watersplash T-junction. Turn left onto Burley Road and proceed for a short distance. Armstrong Close is the third lane on the right and the property can be found on the left hand side towards the end of the close.





The Situation

The property is situated on one of the most sought after locations in Brockenhurst and is within a short walk of the open forest and Brockenhurst village centre (0.5 miles) 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, its famous Saturday county market and ferry service to Yarmouth, Isle of Wight.

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 SO42 7RA

T: 01590 622 551 E: brockenhurst@spencersproperty.co.uk

www.spencersproperty.co.uk