



3 Oberfield Road

Brockenhurst SO42 7QF



SPENCERS





3 OBERFIELD ROAD BROCKENHURST

A contemporary double storey detached property having been the subject of extensive refurbishment and extended to provide deceptively spacious accommodation approaching 2300sq ft. The accommodation offers versatility with annexed accommodation and further benefits from a double attached garage, vaulted living room, fitted 'Neptune' kitchen and wrap around gardens. The property enjoys a peaceful setting on a popular small estate within the cattle grided area of the New Forest, within easy walking distance of the village amenities and access out to the open forest at Whitefieldmoor.

£1,250,000





The Property

Set back from Whitemoor Road, the house is approached via a private drive with steps leading to an entrance porch. A generous entrance hall provides access to the principal ground floor accommodation with a large walk in cloak room offering good storage.

A real feature of the property is a stunning vaulted reception room, flooded with natural light from expansive glazing to both sides. Exposed structural beams, wooden flooring and a wood burner create a wonderful focal point, while an internal window back to the hallway enhances the sense of architectural design and flow. The kitchen forms the true hub of the home and provides an elegant and sociable space with wooden flooring and fitted with a comprehensive range of cabinetry by 'Neptune Kitchens', complemented by coordinating black granite surfaces and appliances. An inset Belfast sink and central island provide additional preparation and storage space, while ample room for dining makes this an ideal setting for both everyday family life and entertaining. Large windows to two elevations offer attractive views across the gardens, and patio doors open directly onto the rear terrace.



A practical utility room is set off the kitchen and provides internal access to the double garage, currently arranged for storage and use as a gym. An inner lobby leads to a versatile rear wing of the property, offering excellent annexe potential if required. This area comprises a generous principle bedroom with ensuite facilities and a further room featuring a smart kitchenette, suitable as an annexed kitchen/living space or additional reception room, ideal for guests, multi-generational living, or independent accommodation.

Positioned at the front of the house, the guest bedroom enjoys a front aspect outlook, and a well-appointed ensuite shower room. A small study is set off the hallway ideal for working from home and a cloakroom completes the ground floor. Stairs rise from the hallway to the first floor, where two further bedrooms are found, both benefitting from large windows. A spacious landing area with Velux windows and extensive eaves storage, provides an ideal study or reading space.



FLOOR PLAN

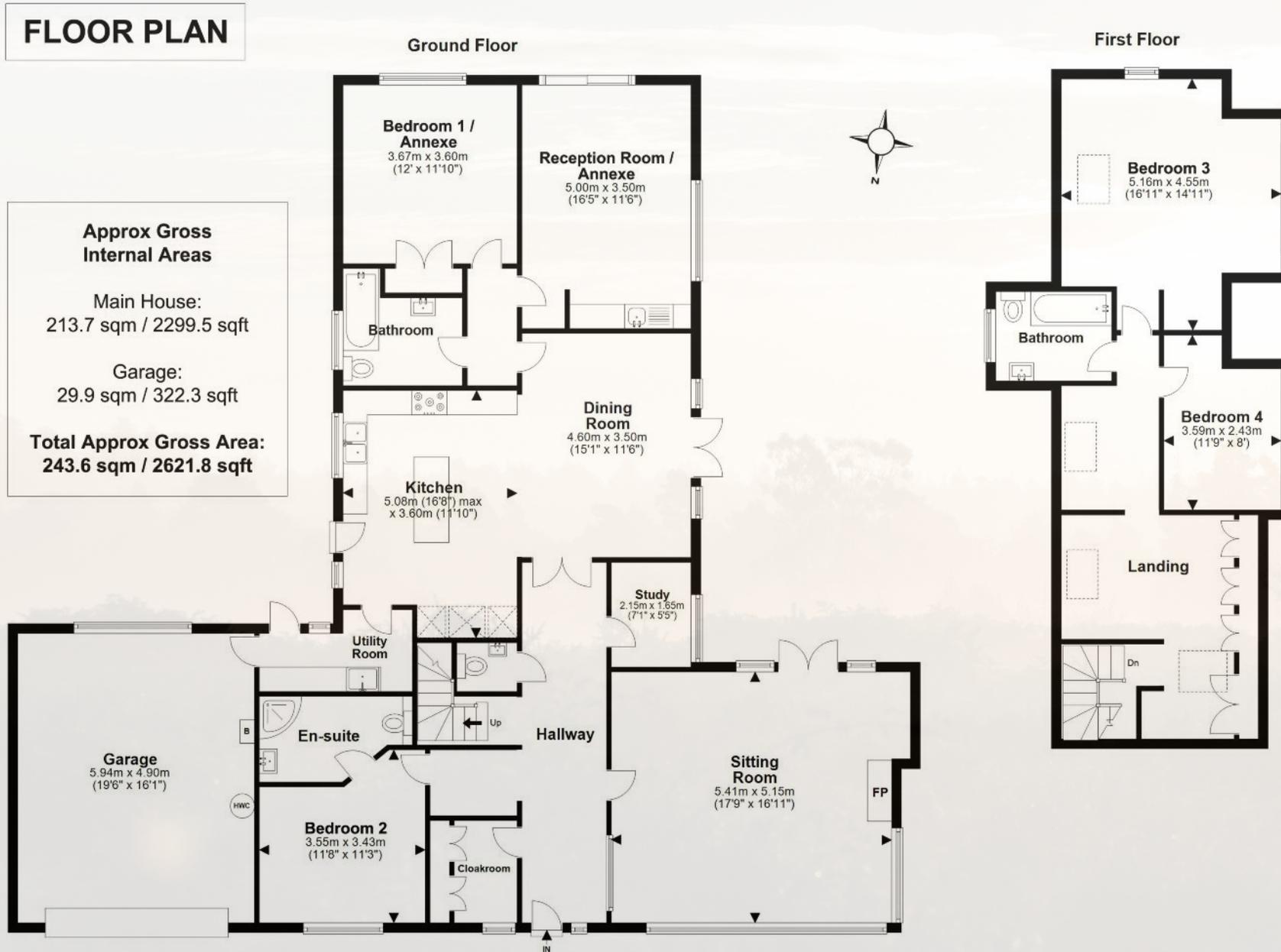


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.

Important Notice

Spencers Property 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 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.









Grounds & Gardens

The property sits centrally within its wrap-around plot, enjoying a delightful sense of space and privacy with a fusion of brick elevations with some inset cedar cladding under a tiled roof with prominent dormer windows. To the front, there is ample off-street parking in front of the attached double garage, with a pathway leading to the entrance.

The gardens sweep around to the rear, where they are predominantly laid to lawn and bordered by mature hedging and shrubs. A substantial walled terrace adjoins the kitchen/dining room, creating a superb outdoor seating and dining area complete with an outdoor kitchen, perfect for al fresco entertaining.

A further path leads to gated access to Oberfield Road and an attractive summer house is set to the far end of the gardens.

To the rear of the garden, extensive raised vegetable beds and fruit trees form a productive and beautifully arranged kitchen garden.

Additional Information

- Approximately 2,500 sq ft of accommodation
- Four bedrooms
- Extensive refurbishment and extension
- Annexe potential
- Double garage and ample parking
- Wrap-around gardens with kitchen garden
- Moments from open forest
- No forward chain

This is a rare opportunity to acquire a thoughtfully designed and beautifully presented home in one of Brockenhurst's most desirable locations, combining modern comfort with the unique charm of New Forest living.

Please note these photos were taken before the current tenancy





Additional Information

Tenure: Freehold
Council Tax Band: G
Energy Performance Rating: D Current: 67 Potential: 81

Services: All mains connected
Heating: Gas central heating

Property Construction: Brick & tile
Flood Risk: Very low
Parking: Private Driveway

Broadband: FFTP Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom).
Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.



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.

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 the 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 immediately on the right hand side.



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

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