



19 Whitemoor Road

Brockenhurst, SO42 7QG

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NEW FOREST





19 WHITEMOOR ROAD

BROCKENHURST • NEW FOREST

An immaculate five bedroom, three bathroom property having recently undergone an extensive programme of extension and refurbishment. The property benefits from a well stocked and stunning south facing rear garden, double garage and ample parking in the sought after location of Whitemoor Road, a quiet no through road within the cattle grid where the ponies roam freely and with easy access to the open forest and the village centre.

£1,195,000



5



3



3







The Property

A beautiful vaulted entrance hallway, flooded with light, has an oak staircase rising to the first floor where there is a galleried landing. From the hallway the original stripped oak floor flows into the sitting room with generous proportions, curved cornices and a very large picture window to the front aspect. There is a limestone fireplace fitted with a glass fronted gas fire and attractive sliding glazed doors lead to the dining room. There are large glazed patio doors from the dining room to the raised terrace and south facing garden.

The dining room opens to the kitchen, which was recently refitted with ample light grey units and glistening white quartz worktops. Integral appliances include Neff fan oven, warming drawer and combination microwave as well as a Neff induction hob with extraction above and a dishwasher. There is also room for a larger style fridge/freezer.

The kitchen opens into the hallway and also to the utility room which is fitted with coordinating units, space and plumbing for the washing machine and room for a freezer. A glazed door leads to the garden.

From the hallway an archway leads to the wing where the study/bedroom six is located with fitted cupboards and three double bedrooms, two with fitted wardrobes, a well appointed shower room with WC and basin and the family bathroom with vanity unit incorporating storage, a mains fed shower over the bath and a heated towel rail.



The Property Continued...

From the hallway stairs rise to the first floor leading to the principal bedroom suite which has excellent head room, ample fitted wardrobes, matching bedroom furniture, three Velux windows and access to a generous en suite bathroom with separate bath and a walk in shower, double vanity unit with storage and heated towel rail.

Another double bedroom is set across the landing with fitted wardrobes and ample eaves storage provision completes the accommodation.



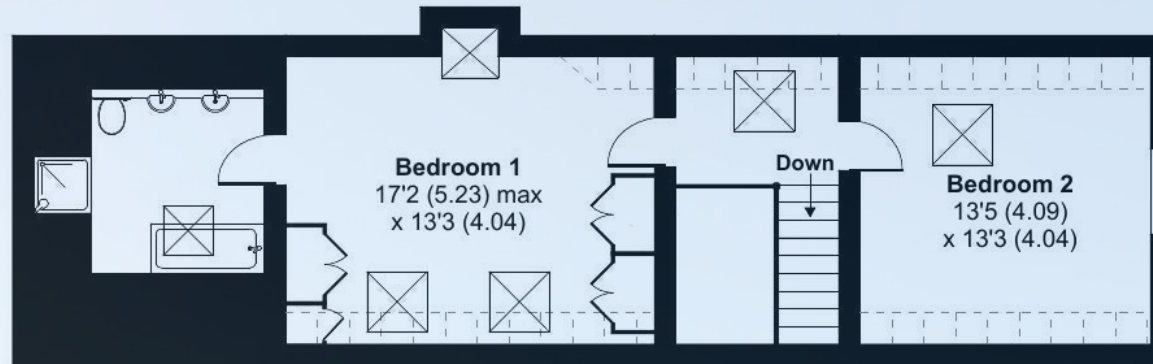
Approximate Area = 2220 sq ft / 206.2 sq m

Limited Use Area(s) = 85 sq ft / 7.9 sq m

Garage = 277 sq ft / 25.7 sq m

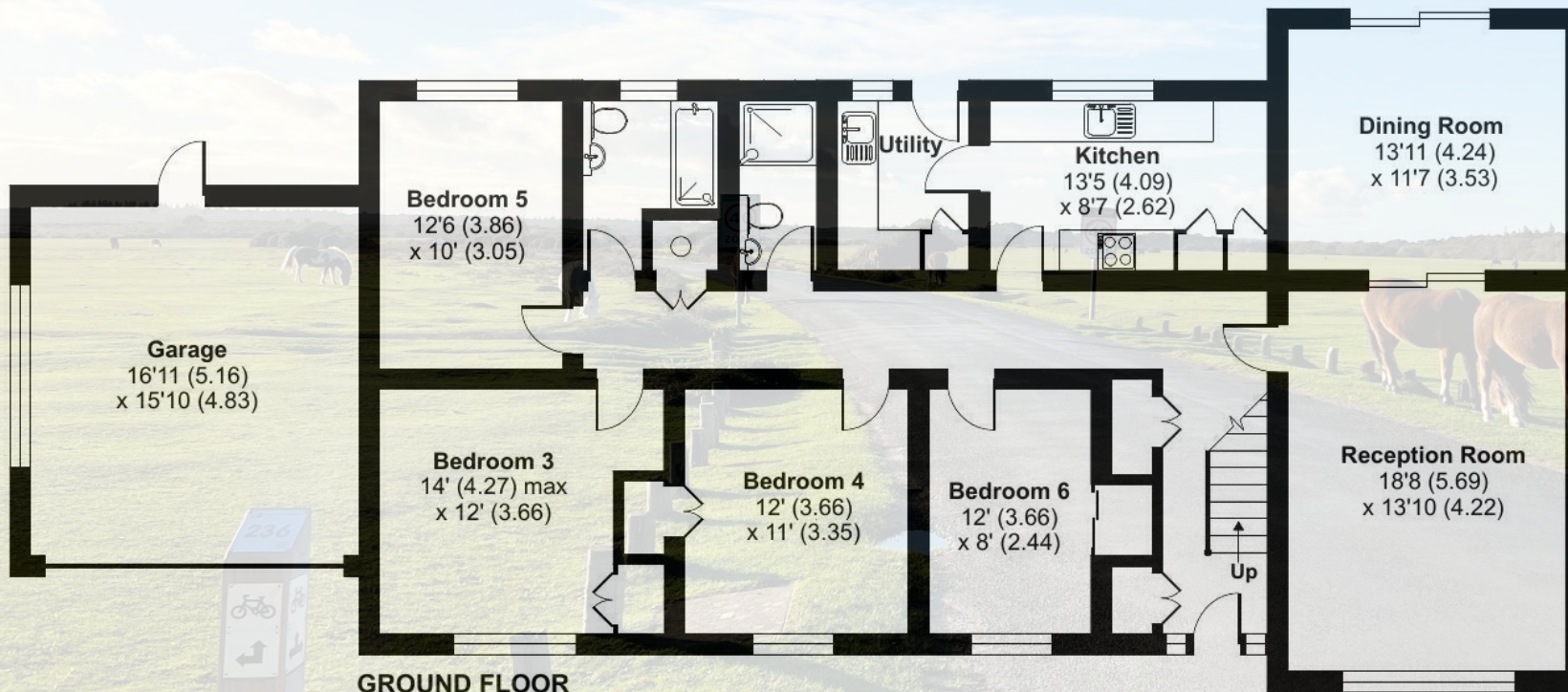
Total = 2582 sq ft / 239.8 sq m

For identification only - Not to scale



FIRST FLOOR

Denotes restricted
head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Spencers of the New Forest Ltd. REF: 1135411



Grounds & Gardens

The approach is via two five bar gates and a pedestrian gate leading to the front garden laid to lawn and with a generous gravel driveway with side access to the south facing rear garden.

The rear garden is delightful with a stone terrace running the entire width of the rear of the house providing several al fresco dining areas. There is a square raised decking area leading from the dining room and providing a pretty seating area overlooking the well stocked and colourful garden with beds of mixed perennial planting. There is a vegetable garden with six raised beds and a glass greenhouse, a selection of fruit trees and brick pathways leading to painted sheds.

The attached double garage has a rear access door and a roller electric entrance door. The gas boiler is located here and there is ample space for additional appliances as well as a storage area in the roof space which is completely boarded.

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 on the right hand side.

Services

All mains services connected

Tenure: Freehold

Energy Performance Rating: D Current: 65 Potential: 79

Council Tax Band: F





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.



The Local Area

Brockenhurst is the largest village in the New Forest, boasting a thriving and lively community with all the necessary essentials of a proper working village, including a butcher, bakery, greengrocer, cafes and tea houses, plus services such as a doctor, dentist and post office. In addition, the village boasts an 18 hole championship golf course, a luxurious spa and a number of highly regarded hotels including the Balmer Lawn, the Pig and Careys Manor, all of which offer fine dining restaurants.

In Brockenhurst the New Forest is all around you and wild ponies, deer and cows roam at will. The North and South Weirs streams join and as one flow through Brockenhurst. In Brookley Road in the warmer months of the year the stream flows across the road, commonly referred to as 'The Splash'.

It is Brockenhurst's mainline station (service into London Waterloo approximately 90 minutes) that turns the dream of a country idyll into reality for those working up in London and makes Brockenhurst village a property hot spot.

Important Information

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:

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