



**4 The Paddock** *Brookenhurst, SO42 7QU*

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NEW FOREST





*A well-proportioned four double bedroom detached home, quietly positioned at the end of a small cul-de-sac in the very heart of Brockenhurst village, within easy reach of the main-line station, local amenities and open forest. Offering just under 2000 sq ft of versatile accommodation, this attractive property is ideally suited to modern family living. Further benefits include a detached outbuilding to the rear which could be used as additional ancillary accommodation and the front provides extensive off street parking with scope to erect a garage STP.*

## The Property

The ground floor is centred around an impressive 24' sitting room providing generous reception space, while the adjoining dining room opens through to a light garden room overlooking the rear terrace and garden, creating well configured flow for both everyday living and entertaining.

The fitted kitchen enjoys views across the garden and offers ample storage and preparation space with a side door leading to the outside. A separate study to the front of the property provides an ideal home office, with a cloakroom set off the hallway completing the ground floor accommodation.

To the first floor are four double bedrooms. The principal bedroom benefits from fitted wardrobes and a generous en-suite bathroom. All further bedrooms also incorporate fitted wardrobes, and are served by the family bathroom.



**£1,295,000**



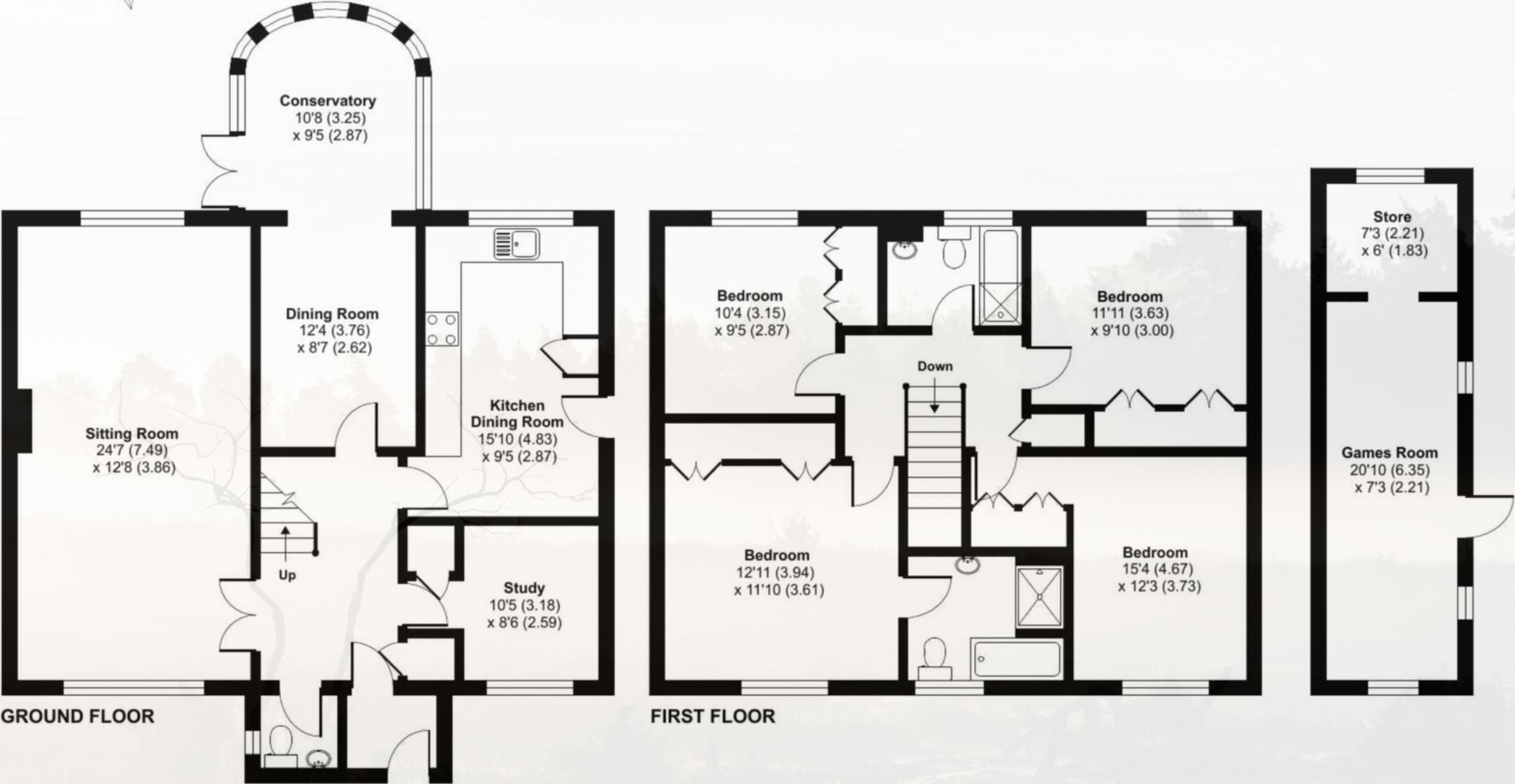
# 4 The Paddock, Brockenhurst, SO42 7QU

Approximate Area = 1766 sq ft / 164.1 sq m

Outbuilding = 200 sq ft / 18.5 sq m

Total = 1966 sq ft / 182.6 sq m

For identification only - Not to scale





## Grounds and Gardens

Externally, the property occupies a prominent corner plot with a well-screened rear garden offering a good degree of privacy. A terrace immediately abuts the rear of the house, ideal for al fresco dining. A substantial detached outbuilding provides excellent ancillary space, with potential to be used as a games room with adjoining store, offering further potential for a home office or studio.

To the front, there is ample off-street parking and scope to erect a garage, subject to the necessary planning permissions.

A rare opportunity to acquire a spacious village home in a highly convenient and sought-after location.

## Additional Information

Tenure: Freehold

Services: All mains connected

Heating: Gas central heating

Energy Performance Rating: D Current: 64 Potential: 82

Council Tax Band: G

Broadband: Ultrafast broadband with speeds of 1000 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity





## The Situation

The property enjoys a secluded plot in the heart of the village, set back from Brookley Road. Brockenhurst benefits from a range of shops, restaurants and pubs, primary and tertiary education establishments and a mainline railway station with direct links to London Waterloo (approximately 90 minutes). Approximately 3 miles to the south is the Georgian market town of Lyminster, with its world renowned and extensive yachting facilities, a famous Saturday market and ferry service to the Isle of Wight. To the north is the village of Lyndhurst and access to the M27, which links to the M3 and London.

## Directions

Walking from our office in Brookley Road turn right and proceed for approximately 200 metres where the entrance into The Paddocks can be found just past The Paddle Coffee Shop. The property can be found at the end of the cul de sac. There is a cattle grid at the entrance to The Paddock and parking on the driveway in front of the house.



## Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

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.



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*This leafy village on the southern edge of the New Forest has everything you could want for family life in the Forest.*

## 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. There is a second ford in the Waters Green area of the village and this flows continuously throughout the year.

## Agents Note

A covenant will be added to the deeds to restrict any building/structure being erected over 2m within 10m of the boundary with Brocket Green and no more than a single storey anywhere else on the plot



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@spencersproperty.co.uk](mailto:brockenhurst@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)