



1 The Mews

17 Brookley Road, Brockenhurst, SO42 7AD

SPENCERS
NEW FOREST



An attractive three bedroom cottage style end of terrace property, forming part of a beautiful converted period house, offering in excess of 1400 sq. ft of accommodation set across three floors. The property benefits from a central village location as well as two off road parking spaces and a private courtyard garden.

The Property

To the ground floor, a central hallway extends the full width of the property and links to an impressive double aspect sitting/dining room with feature bay incorporating French doors opening onto the private courtyard garden.

Set to the other side of the hallway is a kitchen/breakfast room fitted with a range of modern units and appliances. There is also a wc to this level.

From the hallway, stairs rise to the first floor which in turn links to a double aspect guest bedroom with feature bay window, a third bedroom and a family shower room.

From the first floor landing, stairs lead to the second floor and superb master bedroom with a large en suite bathroom.

£565,000





Grounds & Gardens

The property benefits from a private courtyard garden, laid with artificial grass for ease of maintenance and mature hedging to the front and two allocated off road parking spaces.

Services

All mains services connected

Tenure: Freehold

Energy Performance Rating: D

Council Tax Band: D

Directions

From our office in Brockenhurst, turn left and proceed along Brookley Road passing the turnings for Sway Road and Auckland Avenue. The property can be found shortly afterwards on the right hand side.

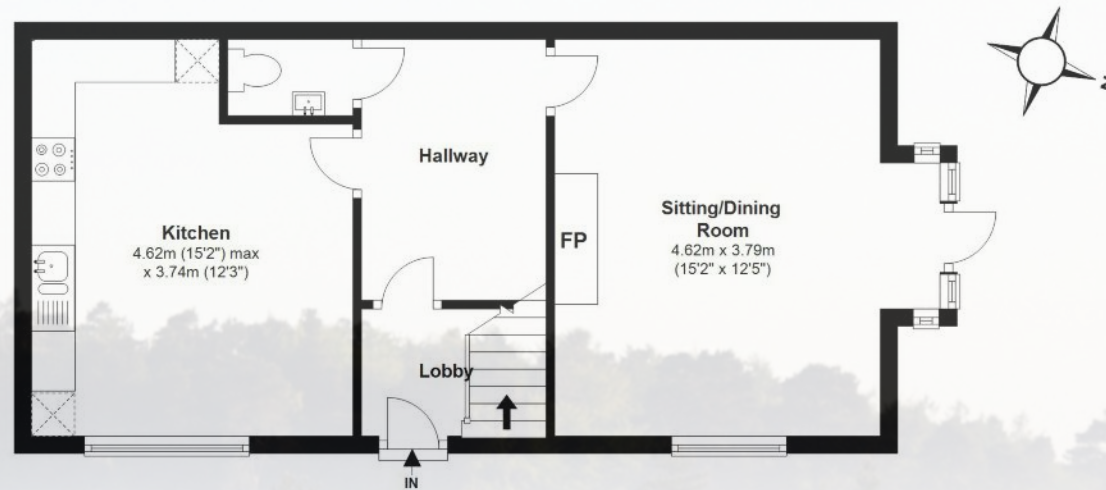
Situation

The property enjoys a fantastic position being ideally located within yards of the centre of Brockenhurst Village and a good selection of boutique shops, everyday stores, cafes and restaurants catering for everyday needs. The mainline railway station is within easy reach offering direct links to Southampton Central, Winchester and London Waterloo.

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.

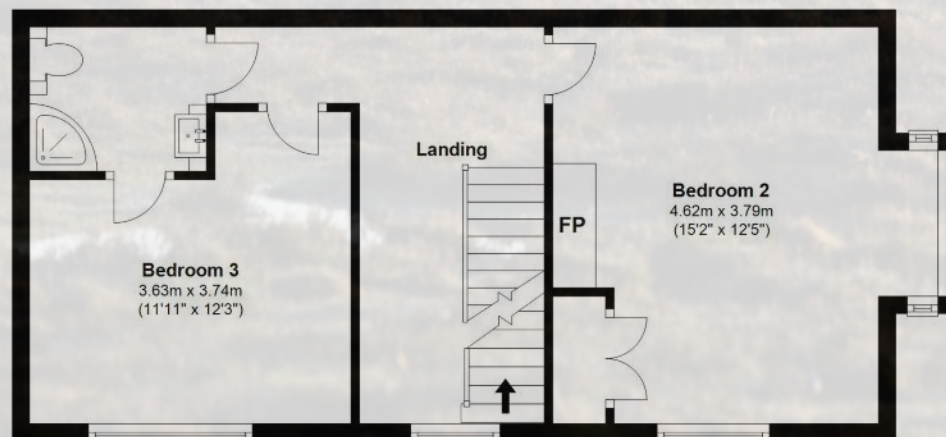
FLOOR PLAN

Ground Floor



Approx Gross Internal Area: 128.6 sqm / 1384.1 sqft

First Floor



Second Floor

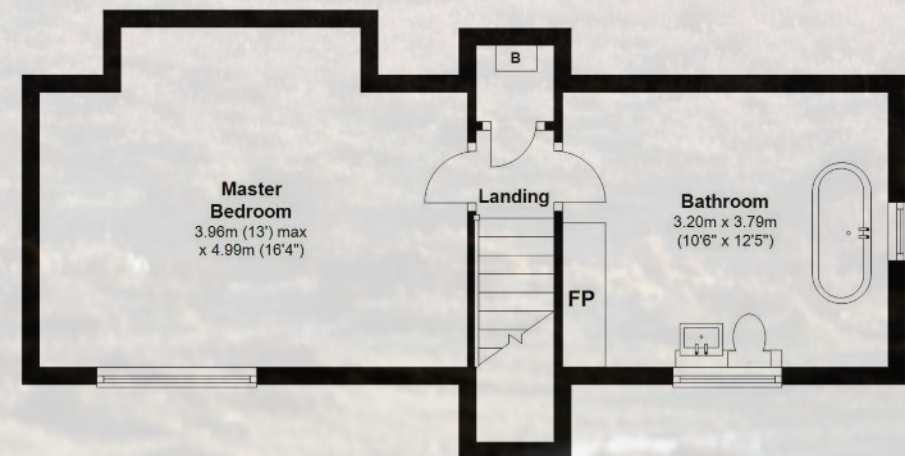


Illustration for identification purposes only; measurements are approximate, not to scale.
Plan produced using PlanUp.



The Local Area

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. Brockenhurst is the largest village in the New Forest, a thriving and lively mix of community and cachet, quality and quirky with all the necessary essentials of a proper working village - butcher, bakery and greengrocer, full quota of cafes and tea houses, plus services such as doctor, dentist and bank. Work into the equation the unexpected and the glamorous: a wine and cheese cellar, premier golf course, luxurious spa and top restaurants such as The Pig (the first in the group of hip country house hotels) and Cambium (fine dining at Careys Manor)... It all makes Brockenhurst a gem in the heart of the Forest. Property ranges from Edwardian villas to thatched timber-framed cottages, and imaginative new builds to old Forest lodges. Many properties have access or views to open Forest and almost all are within walking distance of the station.



Points of Interest

Brockenhurst Train Station	0.2 miles
Brockenhurst Sixth Form	0.4 miles
Careys Manor	0.5 miles
Brockenhurst Golf Club	1.2 miles
The Pig	1.2 miles
Sway Train Station	3.4 miles
Lymington Hospital	3.9 miles
New Forest Golf Club	5.0 miles
Walhampton (Private School)	5.4 miles
Limewood	5.6 miles

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 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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