



2 Wide Lane Close

Brockenhurst, SO42 7TU

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2 WIDE LANE CLOSE

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A charming three bedroom detached property with private south-facing garden, situated in the heart of Brockenhurst village with a garage and off-road parking.

£695,000



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The Property

A glass panelled front door grants access to the hallway, downstairs w/c, and under-stair cupboard. A bright, airy reception room benefits from a multi-fuel burner with wooden mantle over, a set of double patio doors and large portrait window, enjoying the light from a south-facing orientation.

The kitchen has a window to the front elevation and opaque glazed door to the side. The fridge/freezer, washing machine and dishwasher are integral, there is a ceramic sink with drainer and chrome mixer tap, solid oak worktops, integrated double oven, four ring gas hob with extractor fan over and cupboards to floor and wall height.

To the upstairs, bedroom one is fitted with ample built-in storage with a window overlooking the rear garden, bedroom two can be found to the front elevation and has over-stairs storage, and bedroom three has a built-in wardrobe and window to the rear.

A family bathroom features a roll-top bath, hand wash basin with vanity unit under, w/c, corner shower cubicle, radiator and separate heated towel rail, opaque window to the front elevation and tile effect lino flooring.

The landing also houses a large airing cupboard providing useful storage and the loft is boarded with a ladder and lights.



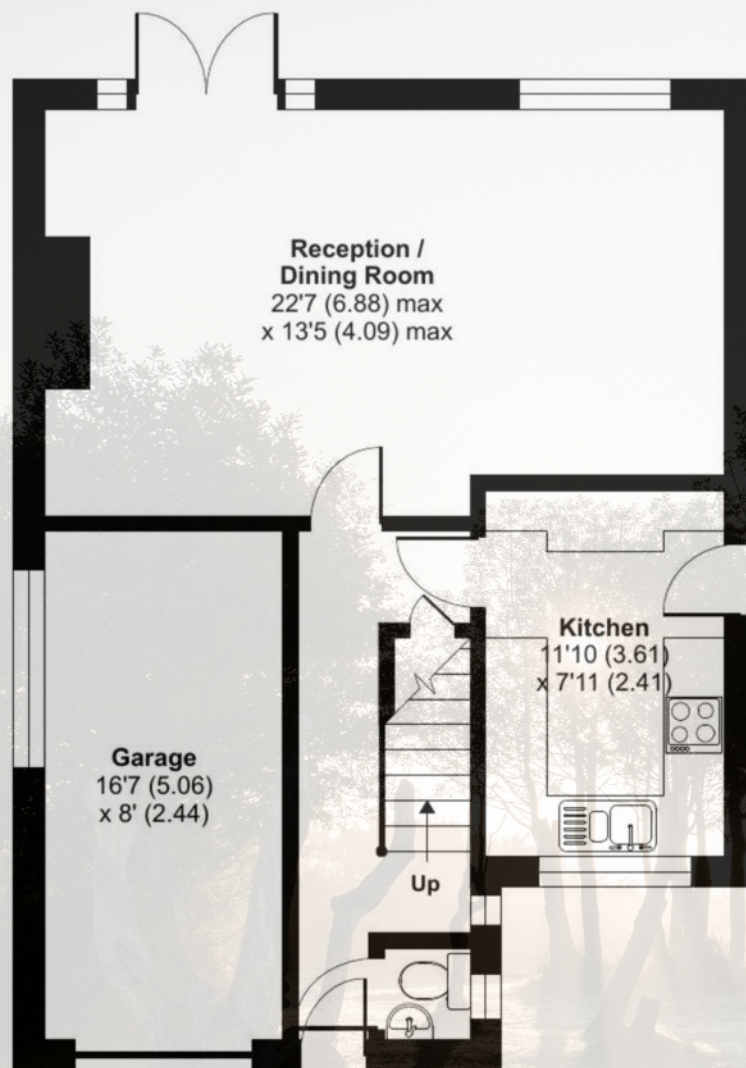


Approximate Area = 1035 sq ft / 96.1 sq m

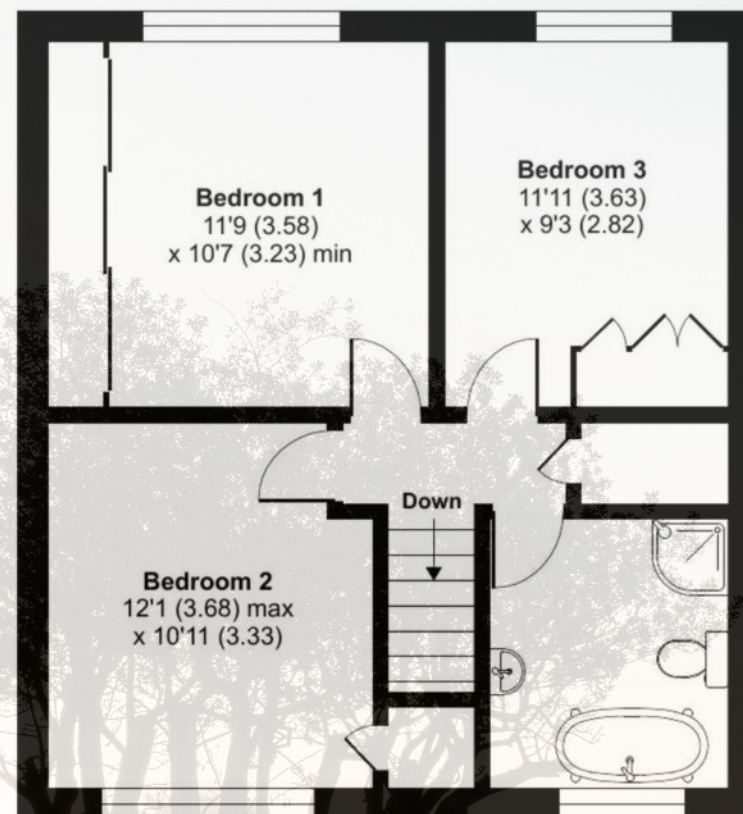
Garage = 130 sq ft / 12.1 sq m

Total = 1165 sq ft / 108.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2025. Produced for Spencers of the New Forest Ltd. REF: 1289194



Grounds & Gardens

To the front of the property double gates grant access to the drive for off-road parking and leading to the garage. The garage has an up and over door, with power, light and water. The garden is laid to lawn and patio with well stocked mature borders, small trees and shrubs. The sunny rear garden is also laid to lawn with a patio area and secure fencing providing a secluded feeling and privacy.

Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: D Current: 67 Potential: 81

Property Construction: Standard Construction

Services: Mains gas, electric, water and drainage
Gas Central Heating

Flood Risk: Very Low

Broadband: FFTP - Fibre to the property directly
Current Broadband Supplier: Wessex Internet

Mobile signal/coverage: No known issues, buyer to check with their provider.

The property is affected by a Tree Preservation Order (TPO).



Directions

From our office in Brockenhurst, turn left and proceed along Brookley Road to the War Memorial on Sway Road. There is a turning to the right which grants vehicular access to the property.

Situation

The property enjoys a fantastic position being ideally located within the very 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.

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 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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