



2 Fathersfield

Brockenhurst, SO42 7TH

SPENCERS
NEW FOREST





2 FATHERSFIELD

BROCKENHURST • NEW FOREST

A well-presented five bedroom semi-detached family residence which has been extended and modernised in recent times with the benefit of a loft conversion and now offers in excess of 1500 sqft with impressive gardens and situated within easy access of the village centre and the open forest.

£799,950



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The property is currently run as a successful holiday cottage and is available with no onward chain

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The Property

The ground floor accommodation comprises an entrance hall with doors to the principle reception rooms and a shower room.

The sitting room features a fireplace centred between two windows and double doors opening into the triple aspect conservatory/garden room, from where there are views across the garden.

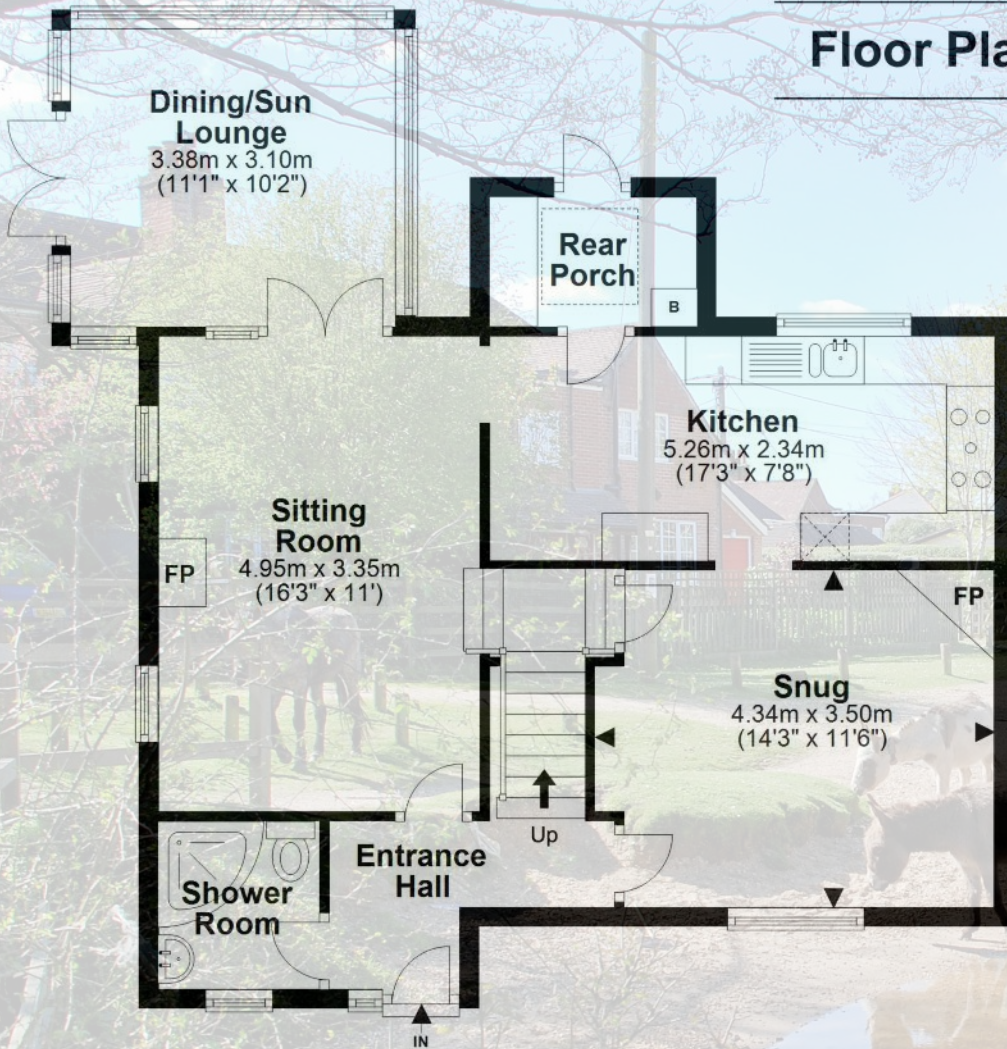
The kitchen is fitted with a range of modern units and appliances and links to both the sitting room and a dining room with feature wood burning stove with brick and slate hearth. The kitchen and dining room offer potential for one large open plan area in line with a modern lifestyle if required. Set off the kitchen is a small utility room with a door opening onto the rear terrace.

From the entrance hall a stairwell leads up to the first floor and splits to give access to the four bedrooms, all of which feature built-in wardrobes and a family bathroom.

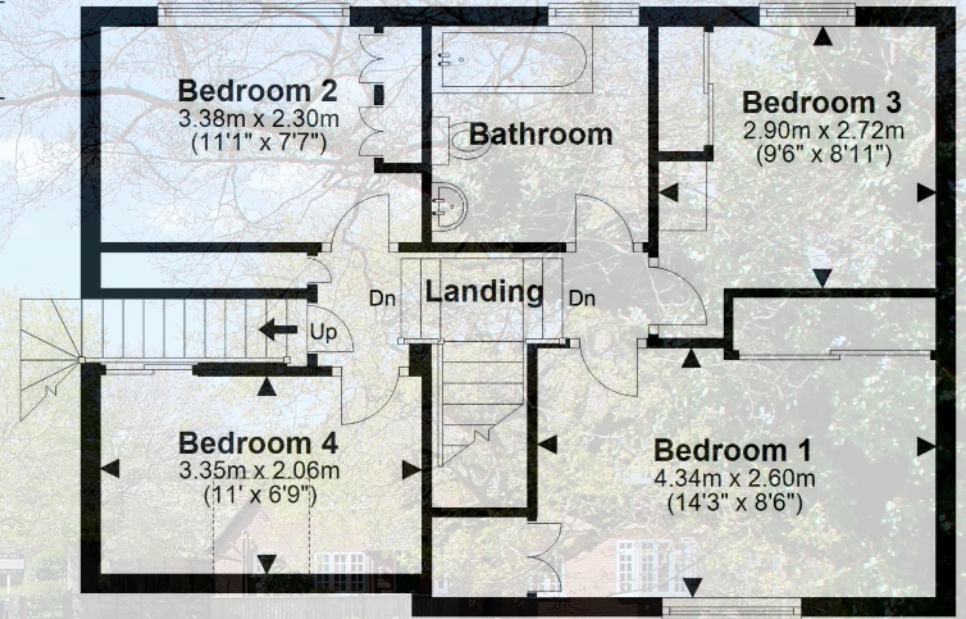
From the first floor landing, a doorway opens to a small stairwell leading up to the newly converted loft area comprising a small study overlooking the rear garden and a good size room with plentiful eaves storage offering options for a variety of purposes.

Ground Floor

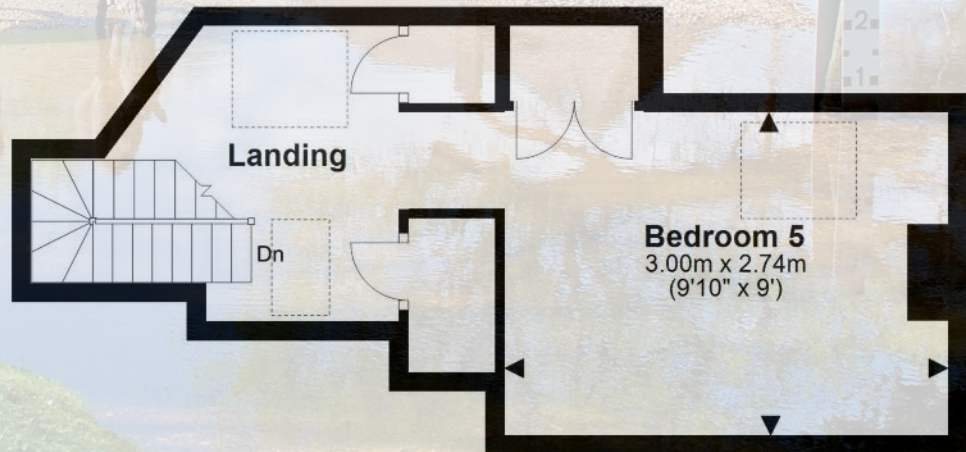
Floor Plan



First Floor



Second Floor



Approx Gross Internal Areas

Ground Floor: 65.6 sqm / 706.0 sqft

First Floor: 49.6 sqm / 533.0 sqft

Second Floor: 25.2 sqm / 271.0 sqft

Total Approx Gross Area: 140.4 sqm / 1510.0 sqft



Grounds & Gardens

The property is approached via double wooden gates that open onto a brick paved driveway offering off road parking for several vehicles. The whole is bordered by attractive flower and shrub borders, with side access via double gates to the rear.

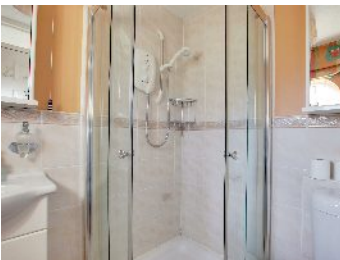
The good size rear garden is of particular note, being mainly laid to lawn and divided into two sections. The first part is interspersed with a variety of mature shrubs and trees with a summer house and feature water fountain, and the second features a couple of timber outbuildings and a gate opening out onto a small stream behind.

Directions

From our office in Brookley Road, turn left and proceed to the first cross roads, where you take a left turn into Grigg Lane. Proceed along Grigg Lane and take the first left into Horlock Road. At the end of the road, turn right into Fathersfield and the property can then be found after a short distance on your left hand side.

Situation

The property is conveniently situated within easy walking distance of the village centre and the open forest at Butts Lawn. Brockenhurst offers a mainline railway station with direct links to London Waterloo and a good local community of shops and restaurants. Approximately 4 miles to the south is the Georgian market town of Lymington, with its extensive yachting facilities, Saturday market and ferry service to Yarmouth, Isle of Wight. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 giving access to London.





Services

Tenure: Freehold

Services: All mains services connected

Energy Performance Rating: D Current: 58 Potential: 81

Council tax band: D

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.

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 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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