



**81 New Forest Drive** *Brockenhurst, SO42 7QT*

**SPENCERS**  
NEW FOREST









*A superb four bedroom detached family home, enjoying a prime position in the popular location of New Forest Drive.*

## The Property

To the front of the property, you enter through a brick-built porch which then continues through another main door into the hallway, giving the house great storage and extra security. Leading from the hallway to the right-hand side of the property, is a large 22 ft double aspect living room with a fireplace and double doors that open out onto a beautiful garden. From the living room, there is access to an ideally positioned dining room, allowing for a great entertaining space and a fantastic natural flow throughout the property that also adjoins to the kitchen. The fitted kitchen with double oven is tiled throughout and incorporates good storage cupboards and dual access both from the dining room and main hallway. Beyond the kitchen is the extended section of the house, allowing full use of a large utility room with great storage, lobby with both front and rear access and further access into the large integral garage. Further accommodation of downstairs includes ample under stair storage in the main hallway and a fitted downstairs W/C with wash basin. Stairs lead you onto a large, bright and airy first floor landing with linen cupboard storage. This links to four double bedrooms, all with fitted wardrobes and double glazing. The main bedroom, which is located at the rear of the property, has the added benefit of an en suite bathroom. A separate family shower room completes the accommodation with double glazing windows throughout, offering ample natural light.

**£927,500**

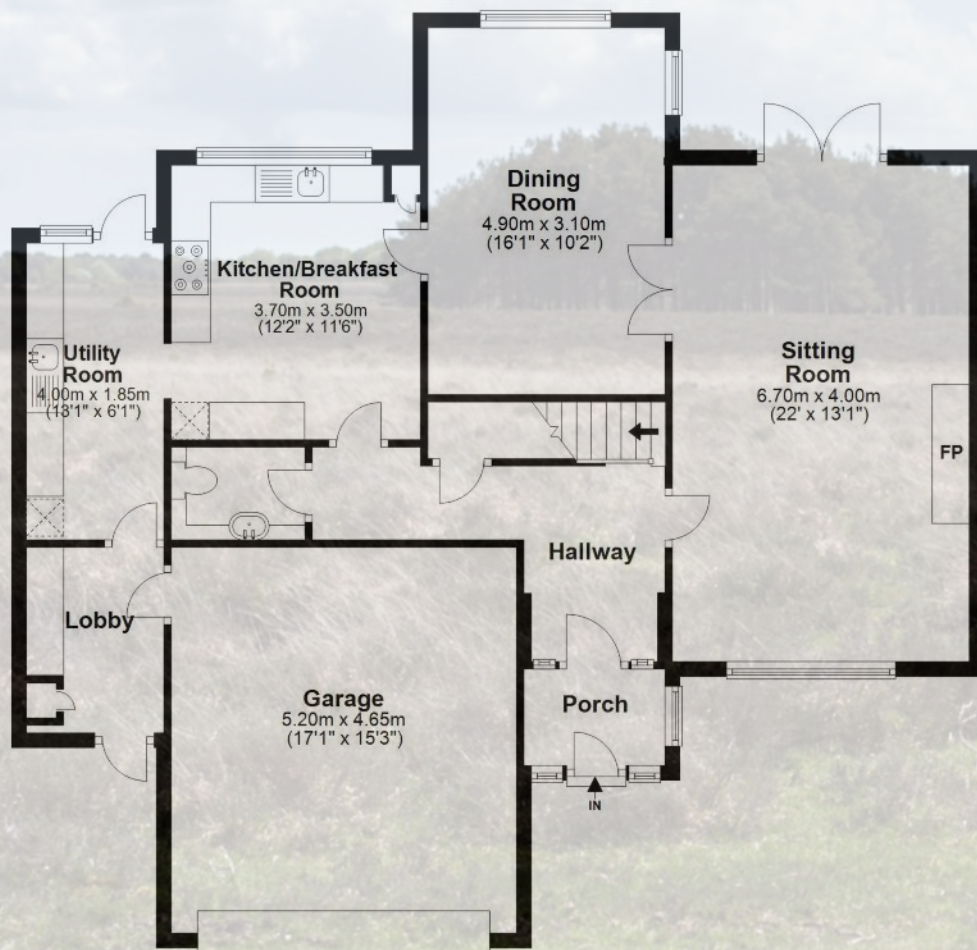




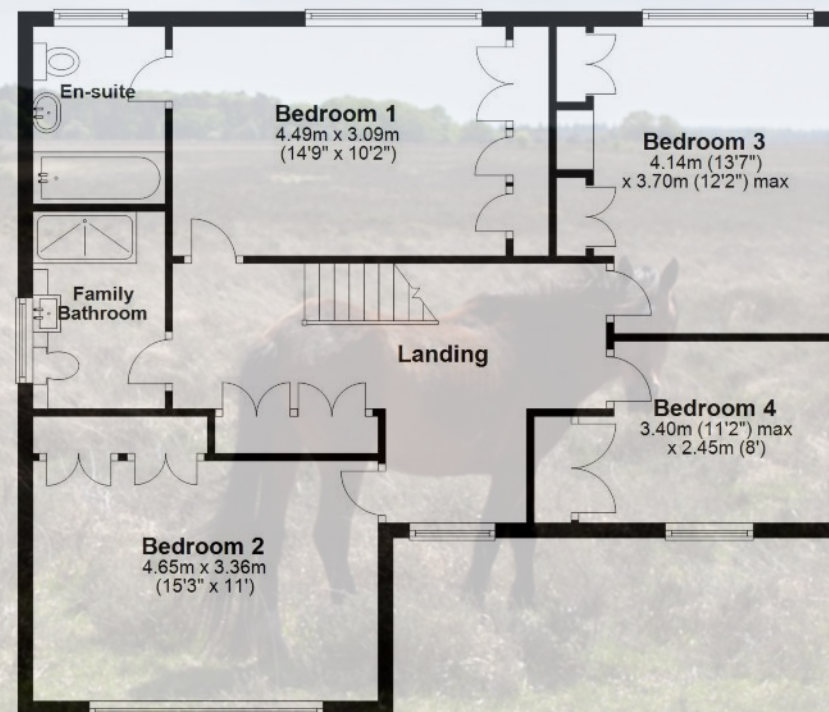
## FLOOR PLAN

## Floor Plan

Ground Floor



First Floor



Approx Gross Internal Area (incl garage): 193.9 sqm / 2087.2 sqft





## Grounds & Gardens

To the front of the property there is a gated gravel driveway that allows off street parking for a multiple cars and access to the electric operated integral garage. Fencing provides the boundary to the side of the property with side access via the right-hand side of the property. The rear garden itself is a particular feature of the house, having been designed and landscaped by the current owners to allow for bedding with walk through patio paths. At the rear of the plot is a pretty summerhouse with seating area, ideal for outdoor dining and entertaining.

## Services

Energy Performance Rating: C Current 69 Potential 79

Council Tax Band: G

All mains services connected



## 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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