1 Hincheslea View

South Weirs, Brockenhurst, Hampshire, SO42 7UQ

SPENCERS
NEW FOREST

An extremely rare opportunity to purchase a turn of the century semi-detached cottage in one of the most sought after and desirable parts of the New Forest. South Weirs is a quiet and picturesque location formed along a forest track offering the most stunning, uninterrupted views

The Property

The property has undergone an extensive programme of refurbishment having been both reconfigured and enlarged to create a free flowing layout. Meticulous attention to detail is evident throughout with character features such as fireplaces, modern Sash windows and exposed Oak flooring combining elegantly with modern fixtures and fittings to create a wonderful balance of old and new throughout.

A small lobby leads one side to a lovely front aspect sitting room with log burning stove and to the other, a useful reception/family room.

Adjoining the family room is a magnificent double aspect kitchen/dining/living room fitted with a range of contemporary units and built-in appliances and an impressive island unit with Smeg sink. This superb room offers a good sense of space and light which is enhanced by full-width bi-fold doors and skylight windows. There is also a WC set off the kitchen.

To the first floor, the front aspect master bedroom features a built-in wardrobe and stunning elevated views across the open forest. Further rooms to this level include a double aspect rear bedroom with views and a family Bathroom.

£760,000

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FLOOR PLAN

Approx Gross Internal Area: 108.5 sqm / 1168.2 sqft

Outbuilding: 11.0 sqm / 118.4 sqft

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

The property has been extended and refurbished to a high standard to offer beautifully appointed, open plan living accommodation and would ideally suit those looking for a peaceful haven on the edge of the village of Brockenhurst

The Property Continued…

From the first floor landing a second stairwell leads up to a multi-purpose, double aspect loft room/bedroom 3.

Grounds & Gardens

A pretty picket fence with hatchet gate borders the front of the property and a small area of lawn garden.

Side access leads to the rear garden which is mainly laid to lawn with a dissecting pathway leading through to a fantastic double aspect, fully fitted home office overlooking fields and a useful store room.

Parking is available to the front of the property.

The Situation

The property is situated in a prime position on the western periphery the village of Brockenhurst in an exclusive area known as South Weirs. The open forest sits directly in front of the property providing many miles of countryside for walking and riding. The nearby Brockenhurst village centre is easily accessible offering a mainline station with direct access to London Waterloo (approximately 90 minutes) and an extensive range of local shops and restaurants. About 4 miles south is the Georgian market town of Lymington with its extensive yachting facilities, a ferry service to Yarmouth, Isle of Wight and a Saturday market. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 for access to London.

Directions

From our office in Brookley Road turn right and proceed to the end of Brookley Road, passing over the Watersplash. At the end of the road, turn left onto the Burley Road. Follow the road for approximately one mile before taking the final left hand turn at the South Wiers sign onto the forest track. Proceed along the track and the property can be found on the left hand side.

Services

Energy Performance Rating: D

Tenure: Freehold

Services: Mains electric, water and gas - Private drainage

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 fitments, 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.

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

The Local Area

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. From beyond this the Weirs stream meets the river formed by the Blackwater and Ober Water to become the Lymington River.

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.

Points Of Interest

Brockenhurst Manor Golf Club	**0.9 Miles**
Brockenhurst Mainline Railway Station	**0.9 Miles**
Brockenhurst Primary School	**1.0 Miles**
Careys Manor	**1.1 Miles**
Brockenhurst College	**1.1 Miles**
Sway Train Station	**2.4 Miles**

For more information or to arrange a viewing please contact us:

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