



2 Forest View

Brookenhurst, SO42 7YX

SPENCERS
NEW FOREST





2 FOREST VIEW

BROCKENHURST • NEW FOREST

An impressive four-bedroom modern family residence forming part of a highly exclusive development of just ten properties set in a secluded cul-de-sac location, close to the open forest at North Weirs. The property extends to approximately 3,260 sqft and offers light and airy accommodation.

Further benefits include a detached double garage with room above and stunning gardens approaching half an acre.

£1,725,000





The Property

Constructed in 2006, this superb property offers a number of impressive features combined with bright and well-proportioned accommodation throughout.

A wooden front door leads into the entrance lobby which provides full height storage cupboards and door to the cloakroom. The lobby in turn provides access to a beautiful cottage style dining room with log burner set into a decorative exposed brick surround and hearth. The dining room houses the turning staircase and stunning full height window which gives access to the first floor.

The sitting room enjoys a feature fireplace with a living flame gas fire, triple aspect windows with French doors leading out onto the terrace.

The extremely spacious kitchen/breakfast room is fitted with a modern range of wall and base units, granite work surfaces and built-in appliances, including an Aga and separate oven with a gas hob set into a large kitchen island. Situated to the far end of the kitchen is an informal breakfast area with stunning views across the garden. A utility room complements the kitchen with access out to the driveway.

From the kitchen area, double doors lead out to a stunning brick-built garden room with windows overlooking the garden and doors which provide access out onto the side terrace.

To the first floor, a landing area links to the superb principal bedroom featuring a vaulted ceiling, separate dressing area and elevated views across the garden and further benefiting from an en-suite bathroom.

Set off the other side of the landing is a single bedroom and 2 double bedrooms both with double aspect windows to create a real sense of space and light throughout. These bedrooms are served by a cottage style four-piece family bathroom with separate shower.





Constructed in 2006, this superb property offers an impressive garden, combined with bright and well proportioned accommodation throughout

The Situation

The property is situated in a quiet cul-de-sac location within easy access of Brockenhurst Village, which 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, 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.



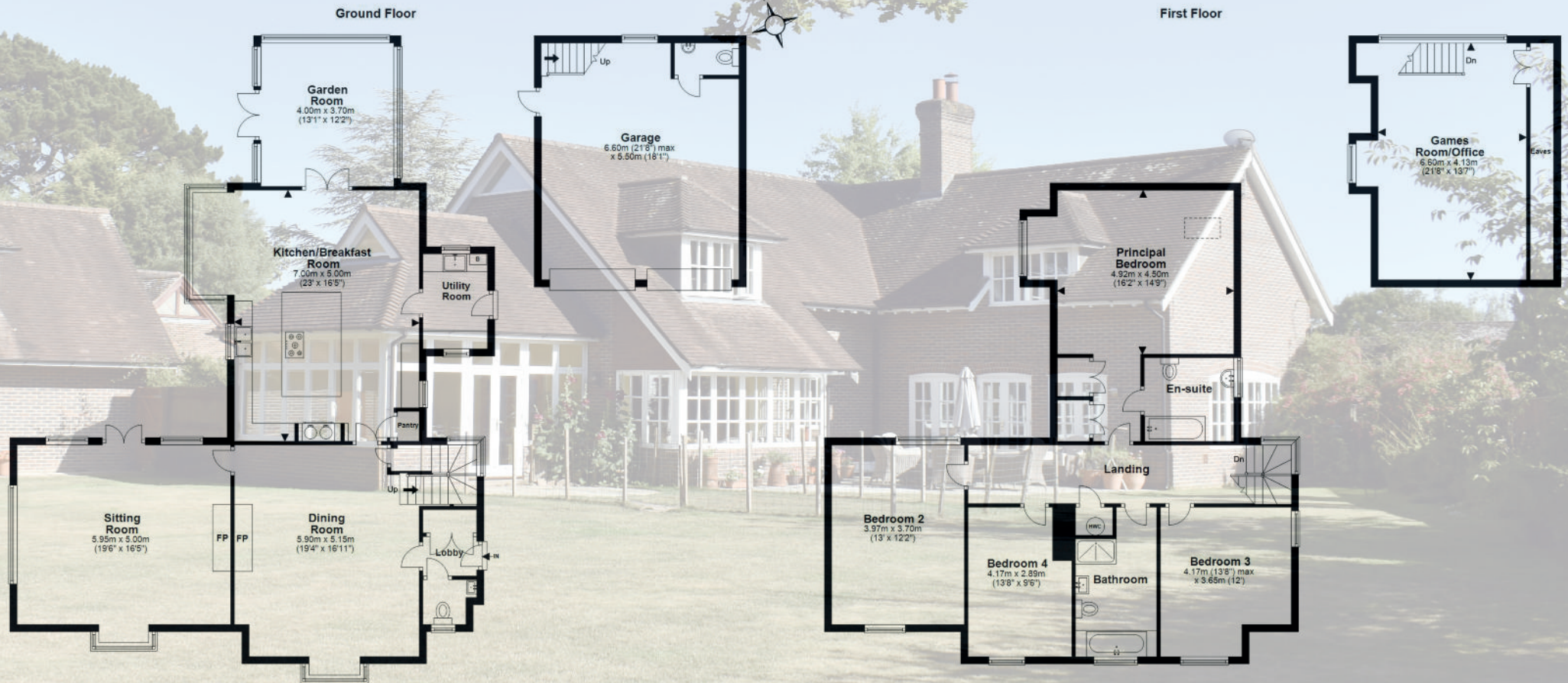


Floor Plan

Approximate Gross Internal Areas

House: 233.0 sqm / 2508.0 sqft
Garage Block: 69.9 sqm / 752.4 sqft

Total: 302.9 sqm / 3260.4 sqft





Grounds & Gardens

The property is approached via a large brick paved driveway providing off road parking for several vehicles and access to the detached double garage with stairs leading up to a useful games room/office above which could be used for a number of purposes. The garage has plumbing and currently houses a cloakroom.

The gardens are a particular feature of note, extending to the rear and side of the property and due to the size of the garden, provides sunny aspects throughout the day. The gardens are mainly laid to lawn, bounded by established hedging and mature trees. There is direct access to a pedestrian lane at the rear of the garden leading towards the village in one direction and directly onto North Weirs/open forest in the other.

Adjoining and extending across the rear of the property is an area of paved terracing providing a fantastic space for entertaining and outdoor dining. There is also an attractive greenhouse set at the side of the garden.

The grounds offer a fantastic recreational space for young families or those with green fingers, the space in total equates to approximately half an acre.

Additional Information

Energy Performance Rating: C Current: 75 Potential: 81

Council Tax Band: G

Tenure: Freehold

Directions

From our office in Brookley Road, turn right and proceed over the Watersplash turning right onto Rhinefield Road. Proceed along the road passing the Forest Park Hotel on the left-hand side and take the third turning on the left into New Forest Drive. Upon reaching the head of the road, the property can be found to the left hand side.





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.

Important Notice

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 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:

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com