



35 New Forest Drive

Brockenhurst, SO42 7QT

SPENCERS
NEW FOREST





35 NEW FOREST DRIVE

BROCKENHURST • NEW FOREST

An impressive four/five bedroom family home of bespoke design having undergone an extensive program of remodelling and extension to a particularly high standard using a local interior designer and architect to create well planned living areas and a magnificent kitchen/dining room. Tucked away in a small cul de sac in this popular village development with ample parking and a sunny garden. Viewing is highly recommended.

£1,150,000



4/5



4



3





The Property

The striking entrance provides the first "Wow" factor being an atrium designed with gallery to the first floor above and flooded with light from the vaulted ceiling with glazed unit. A hand crafted oak staircase leads to the first floor. The colour palette of navy blue against the oak is stylish and adds to the feeling of calm throughout the house. The beautiful limestone flooring runs throughout the majority of the ground floor fitted with underfloor heating.

There is a large sitting room with log burner and glazed double doors to each end. One set of doors lead to the family snug and another to the dining area of the magnificent kitchen. From the hallway there are doors to a home office which in turn leads to a media room/bedroom five.

A "Jack and Jill" arrangement of doors allows the generous ground floor shower room to be linked to both the hall and media room/bedroom. The utility room is fitted with the same storage units and quartz worktops as the kitchen and with sink and plumbing for the laundry.



The stunning kitchen/dining room is worthy of note. With bi-folding doors and large opening sliding doors spanning the width of both the dining area and kitchen, making a light and airy space with vaulted ceiling incorporating three Velux units. The kitchen has a large island unit and there is ample preparation space on the light quartz worktops. The comprehensively fitted kitchen incorporates integral appliances to include Siemens fan oven with grill and warming drawer, induction hob and dishwasher. There is ample wine storage and space for an American style fridge/freezer. The generous proportions offer an easy flow from the dining area and the sitting room into the garden. The boot room has ample storage with access out to the side of the property.

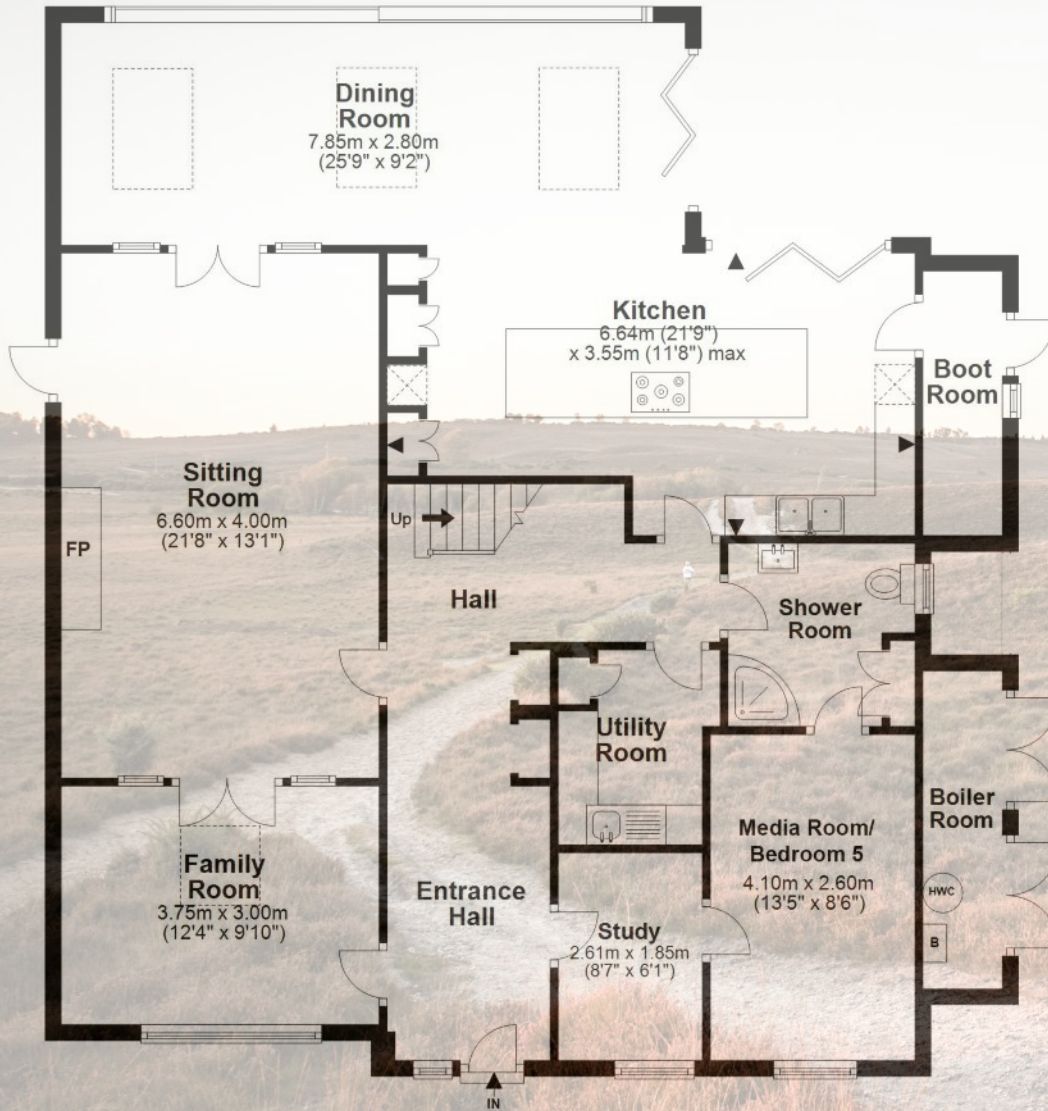


Floor Plan

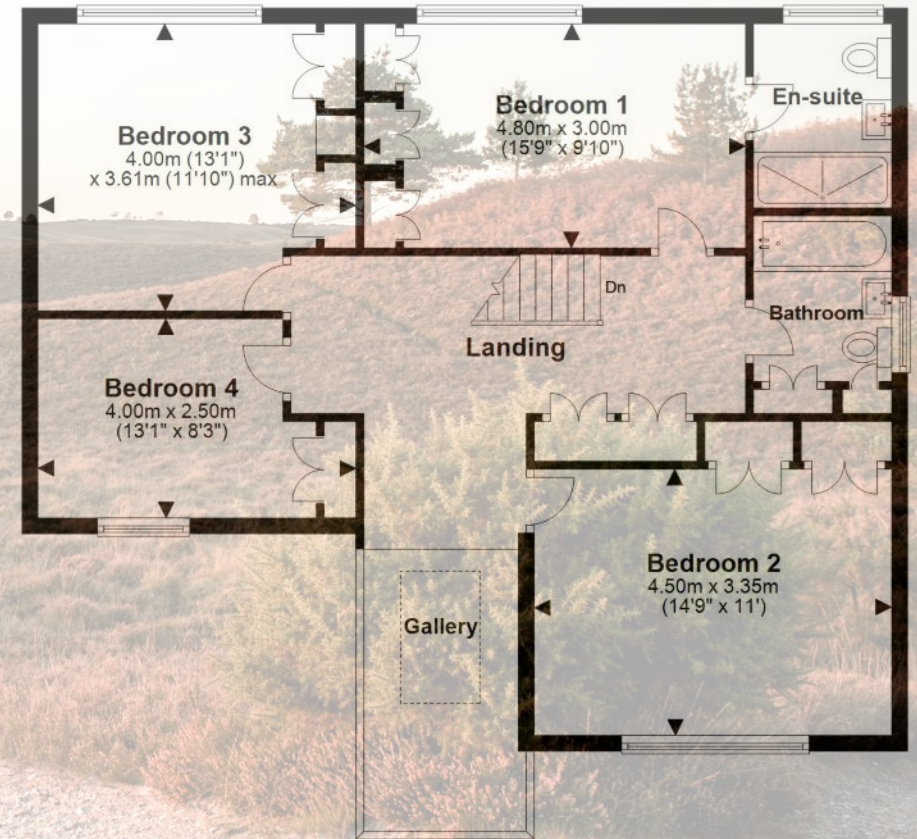
Ground Floor



Approx Gross Internal Area
218.4 sqm / 2351.0 sqft



First Floor







The Property Continued...

The first floor landing has a glazed gallery above the hallway and built in storage cupboards.

The principal bedroom suite has one wall of fitted wardrobes and an en suite shower room with walk in cubicle, hand basin, WC, storage cupboard and heated towel rail.

There are three more generous bedrooms each with fitted storage cupboards and served by the family bathroom. The bathroom has a shower above the bath with glass screen, WC, basin, built in storage and heated towel rail.

Agents Note

The below link provides further information from the architect about the house's transformation.

<https://www.redcurvedesign.com/projects/new-forest-drive>

Grounds & Gardens

A paved driveway provides ample off street parking to the front and there is access to the side of the property where large outdoor storage cupboards have been created, ideal for sailing or biking equipment and which houses the boiler and hot water tank.

A pathway leads to a sunny terrace running along the rear of the property and to the garden, which is mainly laid to lawn and offers a high degree of privacy.







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. Pass over the cattle grid and take the second cul de sac on the left where the property will be found in the right corner.

The Situation

The property is set in a tranquil location within a short walk of the open forest on the outskirts of the sought after village of Brockenhurst. The village is approximately a ten minute walk away and offers a mainline railway station with direct links to London Waterloo (approx. 90 minutes), a well-regarded primary school and tertiary college and a good local community of shops and restaurants. 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, its famous Saturday County 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.



Additional Information

All mains services connected

Tenure: Freehold

Energy Performance Rating: B Current: 86 Potential: 87

Council Tax Band: G

Superfast Broadband with speeds of up to 74 Mbps is available at the property



This leafy village on the southern edge of the New Forest has everything you could want for family life in the Forest



The Local Area

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. 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.

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 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 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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