



**9 Knightwood Court**

*Rhinefield Road, Brockenhurst, Hampshire, SO42 7UR*

**SPENCERS**  
NEW FOREST









*A superbly refurbished three bedroom townhouse forming part of a select development of just nine exclusive properties set within a substantial country house, in the much acclaimed village of Brockenhurst.*

## The Property

Subject to a programme of previous refurbishment, this stunning property offers well configured and superbly appointed accommodation extending to approx 1,324 square feet. Character features such a high ceilings, picture rails, engineered Oak flooring and modern Sash windows combine beautifully with modern fittings to create a fantastic living space set across three floors.

A large entrance porch with seating area leads to a private front door opening into the hallway, where a turning staircase with feature skylight leads to the first and second floor accommodation.

To the ground floor, doors from the hallway lead to the two double guest bedrooms, a study/box bedroom 4, a good size utility room and a modern family bathroom.

The first floor accommodation has been cleverly reconfigured to create a large open living area comprising a sitting room with triple windows to the front aspect, dining area with feature curved glass block wall and a superb Vivien and Holt kitchen, comprehensively fitted with a range of contemporary units, integrated Bosch appliances and granite work surfaces.

£650,000



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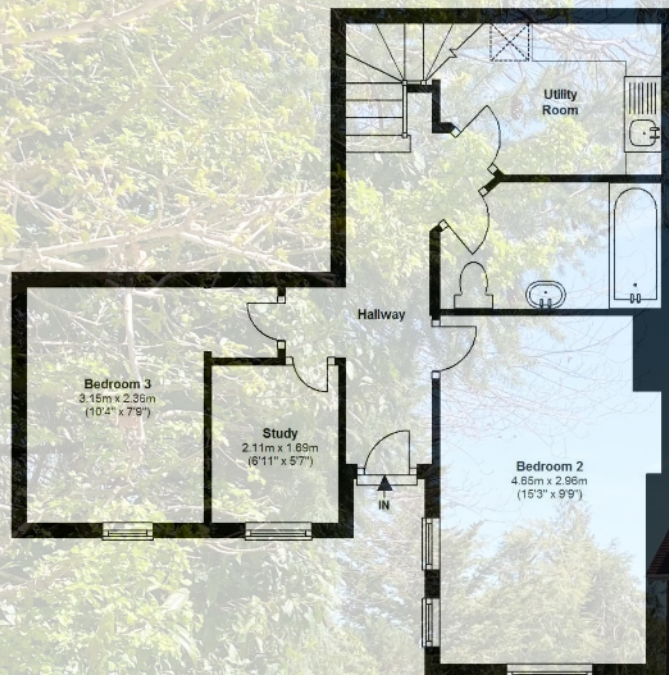
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# FLOOR PLAN

## Ground Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



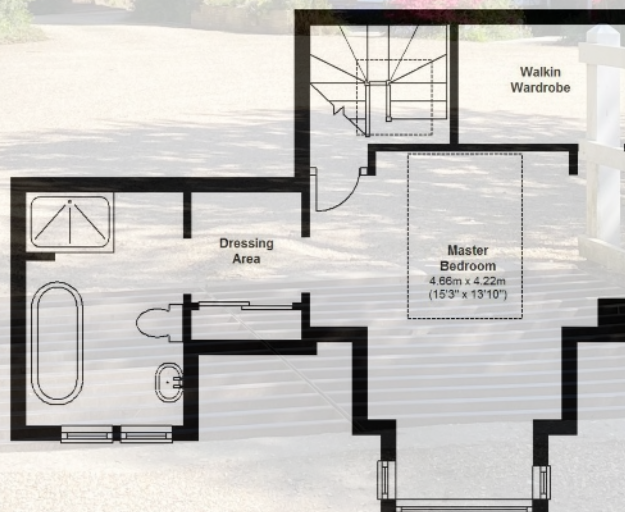
## First Floor

Approx. 44.8 sq. metres (482.1 sq. feet)



## Second Floor

Approx. 32.1 sq. metres (345.5 sq. feet)



Total area: approx. 123.0 sq. metres (1324.4 sq. feet)

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





*The delightful communal gardens are a feature of the property.*

## The Property Continued...

The stairs continue to the second floor to the principal bedroom suite which benefits from an attractive bay window offering glimpses of the open forest to the front aspect. There is a good size walk in wardrobe and separate dressing area with additional storage leading to an impressive en-suite bathroom featuring a thermostatically controlled double shower with rain forest head and free standing bath.

## Grounds & Gardens

Set back from Rhinefield Road, the development is accessed via a long gravel driveway leading to a large parking area providing ample off road parking facilities and access to the garage in a nearby block.

The beautifully maintained communal grounds are a particular feature and surround the property, being laid mainly to lawn, interspersed with a range of established trees and mature borders to the boundary.

## Directions

From our office in Brookley Road turn right and proceed over the water splash to the end of the road. Turn right onto Rhinefield Road and proceed past the church on the right. After approximately two hundred yards there is a right turn onto a gravelled track, where a white fence bears the name Knightwood Court. Proceed over the cattle grid into the parking area.





## Services

Mains water, gas, electric and drainage.

Tenure: Leasehold

Term: 960 years remaining

Maintenance charge: £4,470 per annum, paid six monthly

Energy Performance Rating: D Current: 61 Potential: 81

Council Tax Band: E

## The Situation

The property is conveniently situated on Rhinefield Road, close to the centre of Brockenhurst Village and within a short walk of the mainline railway station offering direct links to Southampton Central, Winchester and London Waterloo. The village enjoys a good local community with a selection of boutique shops, everyday stores, cafes and restaurants catering for everyday needs.

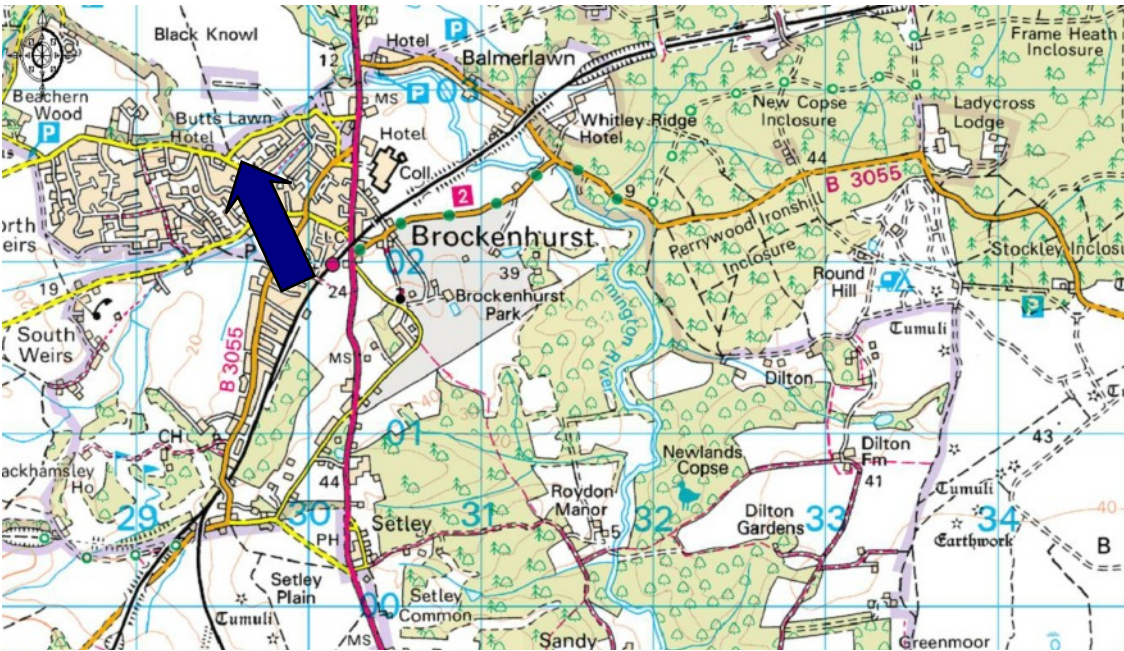
The picturesque village of Beaulieu lies 7 miles to the East with the marina of Bucklers Hard on the Beaulieu River.

Approximately 4 miles to the South is the Georgian market town of Lymington with its extensive yachting facilities, 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.

## 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.





*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

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.

## Points Of Interest

Careys Manor	0.4 miles
Brockenhurst Train Station	0.4 miles
Brockenhurst Sixth Form	0.5 miles
Brockenhurst Golf Club	0.9 miles
The Pig	2.0 miles
Sway Train Station	3.0 miles
Limewood	3.2 miles
New Forest Golf Club	3.8 miles
Lymington Hospital	4.0 miles
Walhampton (Private School)	4.3 miles





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](mailto:brockenhurst@spencersnewforest.com)

[www.spencersnewforest.com](http://www.spencersnewforest.com)