



Wordsley, 9 Brookley Road

Brockenhurst • SO42 7RR



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Located within the centre of the popular new New Forest village of Brockenhurst, this spacious and well presented detached bungalow benefits from all three double bedrooms having en-suite facilities, secluded south facing garden, detached garage, driveway parking and is offered for sale with no forward chain.



3



3



£995,000

Key Features

- Kitchen/dining room with range of built-in appliances and patio doors opening out to the garden
- Utility room and cloakroom
- South and westerly facing wrap around garden, enjoying a sunny aspect
- Driveway parking for two vehicles
- Offered for sale with no forward chain
- Dual aspect sitting room with feature fireplace and patio doors opening out to the garden
- Three double bedrooms, all with en-suite facilities and two with built-in wardrobes
- Detached garage with remote-controlled up and over door
- Located within moments of the local village shops, amenities and a few minutes walk to Brockenhurst Railway Station
- EPC Rating: C

Est.1988



Description

This well presented three double bedroom, three bathroom detached bungalow is located just a stone's throw away from the from the local village shops and amenities. All three double bedrooms have en-suite facilities, the sunny garden enjoys a southerly aspect, there is a detached garage, driveway parking and the property is offered or sale chain free.

Front door is located at the side of the property, which leads into the entrance hall. Two storage cupboards. Hatch giving access to the loft space. Cloakroom with wall hung WC, wash hand basin and window to the side aspect. Door to the left leads into the large kitchen/dining room which has a comprehensive range of floor and wall mounted cupboard and drawer units with granite worktop and matching splashbacks. Inset stainless steel sink unit with mixer tap with integrated granite draining board blending in with the worktop. Integral appliances include a five ring gas hob with extractor over, eye level electric double oven, dishwasher, space for American style fridge freezer, window to the rear aspect, ample space for dining table and chairs, with patio doors opening out to the garden.

Door from the kitchen into the utility room. Space and plumbing for washing machine, tumble dryer. Inset single bowl and drainer sink unit with mixer tap, wall mounted gas fired central heating boiler, cupboard housing hot water cylinder, window to the front aspect and side door leading outside.

Generous dual aspect sitting room with feature fireplace with inset gas fire, hearth and mantle piece, with built-in storage cupboards and shelving either side with inset lighting, windows to the side and rear aspect overlooking the garden.

Master bedroom with built-in dressing table with two double built-in wardrobes either side, box bay window to the front aspect. En-suite bathroom comprising a panelled bath unit with mixer tap, shower attachment over, folding glass shower screen, WC, wash hand basin, chrome heated towel rail, tiled walls and floor, inset ceiling spotlights and window to the front aspect.

Dual aspect double bedroom two with box bay window to the front aspect and window to the side aspect. En-suite shower room with shower cubicle, wash hand

basin, WC, chrome heated towel rail, tiled walls and floor and window to the side aspect.

Double bedroom three with two double built-in wardrobes and window to the front aspect. En-suite suite shower room with shower cubicle, wash hand basin, WC, chrome heated towel and extractor fan, tiled walls and floor.

Outside to the front, there is a block paved driveway parking for two vehicles leading up to the detached garage with remote controlled electric up and over door. There is power and light and a window and pedestrian door providing access through to the rear garden. Outside tap to the front of the bungalow. Wooden gate between the garage and bungalow leading through to the rear garden. Set behind the garage is a paved storage area. The front boundary has wooden picket fencing and established hedging with low picket gate leading through to an area of front garden which is paved and laid to lawn, which leads round to the rear garden.

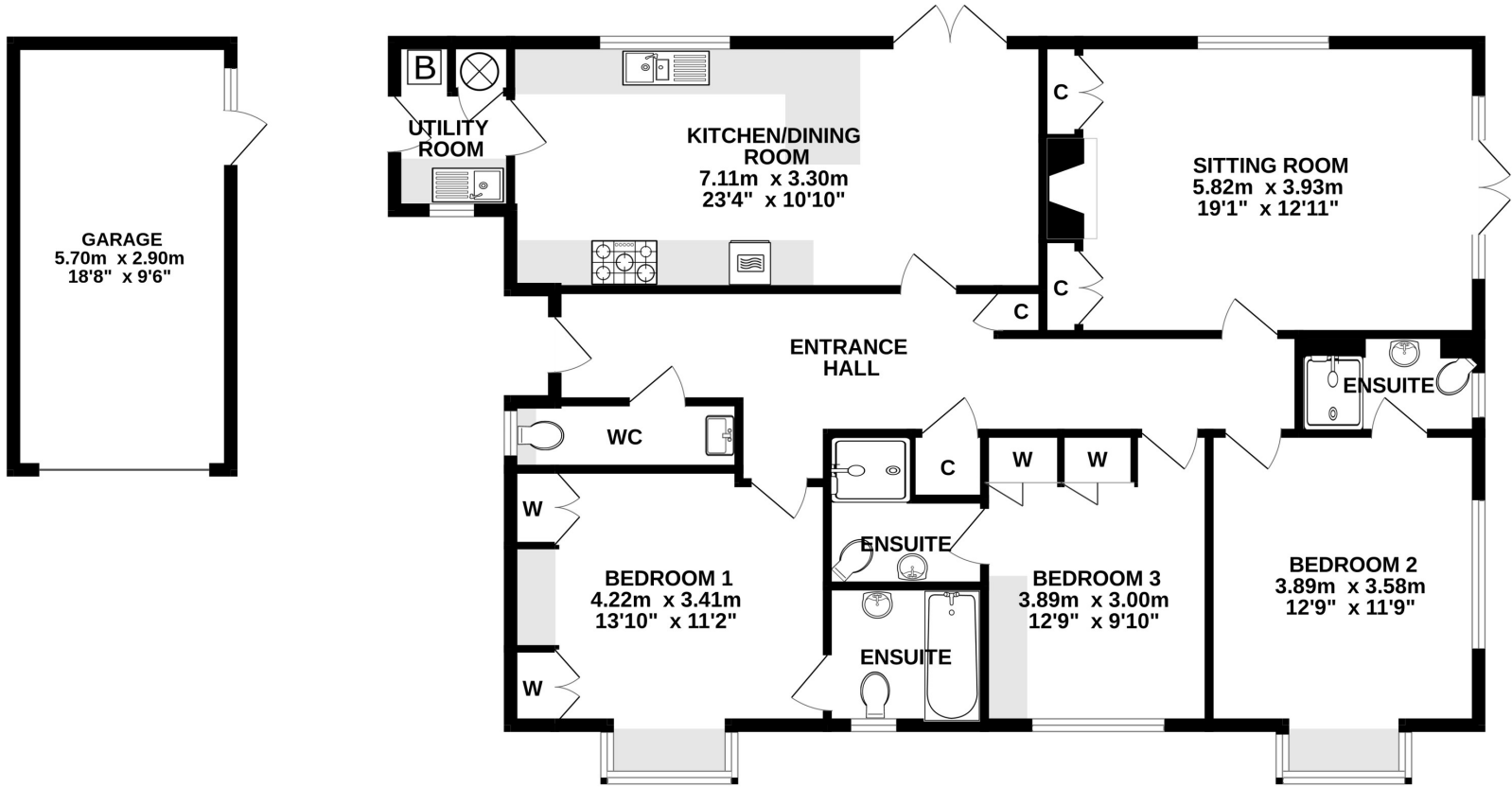
The rear garden is mainly lawn to lawn with two areas of paved sun terrace directly outside the sitting room and dining room, with ample room for patio furniture. There is a paved path running adjacent to the bungalow all the way round and an outside tap to the rear. The boundaries are fenced to all sides with attractive trellis above and there are flower bed borders interspersed with plants, trees and shrubs. The private garden enjoys a south and westerly aspect enjoying the sun at different times of the day.

The property is conveniently located within a short level walk of Brockenhurst village centre, in the heart of the New Forest, close to shops and amenities. The village offers a mainline railway station with direct links to London Waterloo in approximately 90 minutes. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3, giving access to London. The nearby Georgian market town of Lymington has many independent shops, a picturesque quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park.

Floor Plan

GARAGE
16.6 sq.m. (178 sq.ft.) approx.

MAIN HOUSE
121.6 sq.m. (1309 sq.ft.) approx.



9 BROOKLEY ROAD

TOTAL FLOOR AREA : 138.1 sq.m. (1487 sq.ft.) approx.

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