



**Hangovers**

*Lyminster Road, Brockenhurst, SO42 7UF*

**SPENCERS**  
NEW FOREST





# HANGOVERS

LYMINGTON ROAD • BROCKENHURST

*A superb double fronted Georgian detached home set in this highly desirable location enjoying a rural outlook to the rear across Brockenhurst Park and within close proximity of the open forest. Hangovers is beautifully presented throughout, and further benefits from a stunning garden, attached double garage and ample off road parking. The property is ideally located for easy access into the local amenities within Brockenhurst Village and mainline railway and transport links.*

*The accommodation is arranged over two floors providing well configured, light and airy rooms which include three reception rooms to the ground floor and a feature family kitchen/dining room. The principal bedroom to the first floor benefits from an en-suite bathroom with three further double bedrooms. The family bathroom and W/C complete the accommodation.*

£1,495,000



4



3



2





## The Property

A wooden front door with feature glass arched window above leads into the welcoming entrance hall including an under-stair cupboard and solid oak flooring which flows into the adjoining reception rooms.

One reception room currently serves as a study whilst the other room works well as a comfortable snug with hand-built bespoke solid oak shelves and cupboards. Both benefit from windows to the front elevation and Chesney sandstone fireplaces.

A bright, spacious living room benefits from large floor-to-ceiling windows and patio doors affording wonderful views of the rear garden and Brockenhurst Park beyond. There is a crescent shaped brick-built fireplace with wood burner and wooden inset above.

The kitchen/dining room is a particular feature of this property, and is comprehensively fitted with a range of bespoke solid oak 'Underwood' cabinetry with complimentary granite work surfaces, a central island with electricity sockets and integrated combination microwave/grill oven. The fitted kitchen also benefits from integrated fridge and freezer, dishwasher, porcelain double sink with mixer tap offering chilled and filtered water, pantry cupboard, gas Aga with extractor hood over, two ring induction hob and half-glazed stable door granting access to the side elevation. The dining area is located in front of the glazed door leading out to the rear.

A utility room is set off the kitchen with fitted cupboards housing the boiler and water softener with plumbing for a washing machine and tumble dryer. The room also serves as a cloakroom with w/c and wash basin.

To the first floor, the principal bedroom is a stunning space with a window overlooking the rear garden and sweeping views of Brockenhurst Park. There is a step down to the door which accesses the balcony and there is a range of lovely bespoke solid wood, built-in wardrobes and drawers with maple lining.





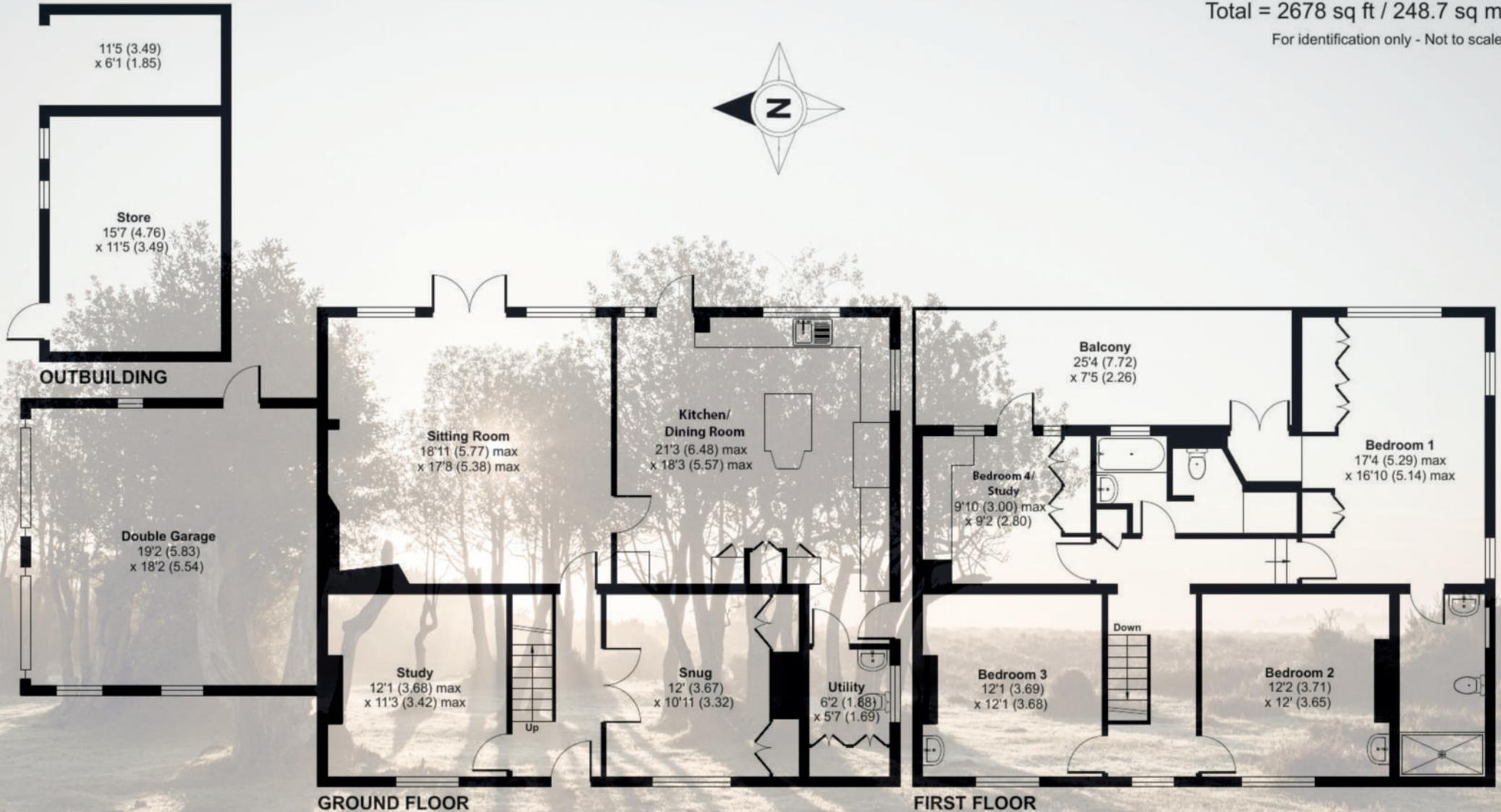
Approximate Area = 2079 sq ft / 193.1 sq m

Garage = 351 sq ft / 32.6 sq m

Outbuildings = 248 sq ft / 23 sq m

Total = 2678 sq ft / 248.7 sq m

For identification only - Not to scale







## The Property Continued...

A large en-suite serves the main bedroom which is tiled to full height and fitted with high quality Villeroy & Boch w/c, pedestal basin and a large walk-in shower cubicle, radiator and opaque window to side elevation. The showers and bath benefit from a pump providing the maximum pressure available.

The study offers built-in oak desk and cupboards and glass panel door accessing the balcony with wrought-iron detailing affording spectacular views across Brockenhurst Park and could also function as a further bedroom if required.

Bedrooms two and three are found to the front elevation and are both double bedrooms, each with hand wash basins and vanity cupboards. There is a fully tiled family bathroom comprising Villeroy & Boch bath with shower attachment, hand wash basin, shower cubicle, w/c and window overlooking the garden and park to the rear.





## Grounds & Gardens

Hangovers is set within a superb plot in excess of 0.75 acre and enjoys stunning views across Brockenhurst Park which is Grade II Listed. The landscaped garden benefits from a state-of-the-art irrigation system and is predominantly laid to lawn with a patio area immediately to the rear of the property. The borders are fully stocked with a variety of mature shrubs, plants and trees.

There is a timber-framed, cedar-clad outbuilding with a clay-tiled roof, oak door and windows. The building has its own electricity and water supply, it is insulated and could easily be converted to provide ancillary accommodation subject to planning approval. There is also a log store with light and a large double garage with electricity and dual aspect sash windows.

## Directions

From our office in Brockenhurst turn left and proceed to the end of Brookley Road. Turn right at the end of the road and pass over the level crossing. Proceed along the Lymington Road for approximately 0.5 miles and turn left into a set of open brown wooden gates, just beyond the turning for Church Lane.







## Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: E Current: 52 Potential: 80

Services: Mains gas, electric and water

Private drainage: Septic tank

Heating: Gas central heating

Property Construction: Standard construction

Flood Risk: Very low

Superfast broadband with speeds of up to 80 Mbps is available at the property (Ofcom).

## Situation

The property is situated on the edge of the New Forest village of Brockenhurst. The New Forest National Park offers many miles of unspoilt walking and riding and covers an area of approximately 92,000 acres. Brockenhurst benefits from a mainline station with direct access to London/Waterloo and an extensive range of local shops, restaurants, a primary school and popular tertiary college, and the renowned Brockenhurst Golf Club.

The Georgian market town of Lymington is approximately 5 miles south with its extensive yachting facilities 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.

## Important Notice

Spencers Property 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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