



Forest Grove

Armstrong Road, Brockenhurst, SO42 7TA



SPENCERS





FOREST GROVE

ARMSTRONG ROAD • BROCKENHURST

An outstanding family residence of rare quality, offering an exquisite combination of beautifully appointed open-plan and formal living spaces, all set within a highly sought-after location in the heart of Brockenhurst.

Occupying a glorious south-facing plot of approximately 0.5 acres, the property enjoys a wonderfully private and tranquil setting, further enhanced by a double garage and generous off-road parking for several vehicles.

Guide Price £2,495,000





The Property

Approached via a charming brick-built covered porch, the front door opens into a warm and inviting entrance hallway, where elegant, engineered oak flooring immediately sets the tone for the quality and craftsmanship found throughout the home. From here, doors lead to all ground-floor accommodation, while a neatly positioned cloakroom sits opposite the carpeted staircase rising to the first floor.

To the right of the hallway, double doors reveal a beautifully proportioned, double-aspect sitting room, bathed in natural light. A bay window frames the front aspect, while an attractive electric fireplace provides a welcoming focal point. Patio doors at the rear invite the garden indoors, creating a seamless connection with the outside space.

Returning to the hallway, an inner door leads to a cosy yet practical snug, thoughtfully designed with bespoke built-in storage and shelving. A study positioned to the front of the house offers excellent versatility and benefits from its own en-suite shower room, allowing it to serve equally well as a ground-floor bedroom should the need arise.

The true heart of the home lies at the rear, where an impressive open-plan kitchen, dining and living space has been designed for both relaxed family life and elegant entertaining. The bespoke shaker-style kitchen features a comprehensive range of base and wall units arranged around a striking central island, complete with breakfast bar seating, wine cooler and additional storage, all crowned with luxurious granite work surfaces. Integrated appliances include Neff double ovens, an integrated fridge, Neff hob with extractor and a dishwasher, while discreet spot lighting enhances the refined atmosphere.

Adjoining the kitchen, a spacious utility room provides further storage and a sink, with direct access through to the double garage.

Flowing effortlessly from the kitchen, the dining and living area enjoys sweeping views across the garden, with a door opening onto the patio for al fresco dining. Internal French doors lead into a delightful orangery-style room, flooded with natural light and featuring two sets of doors opening onto the gardens beyond. This exceptional open-plan space forms the social hub of the home, perfectly suited to modern family living and memorable entertaining.





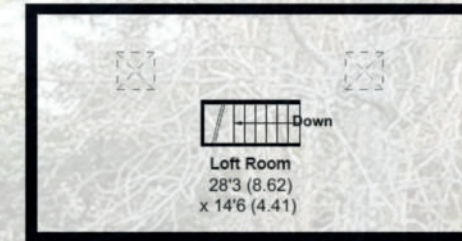
Approximate Area = 4408 sq ft / 409.5 sq m

Garage = 374 sq ft / 34.7 sq m

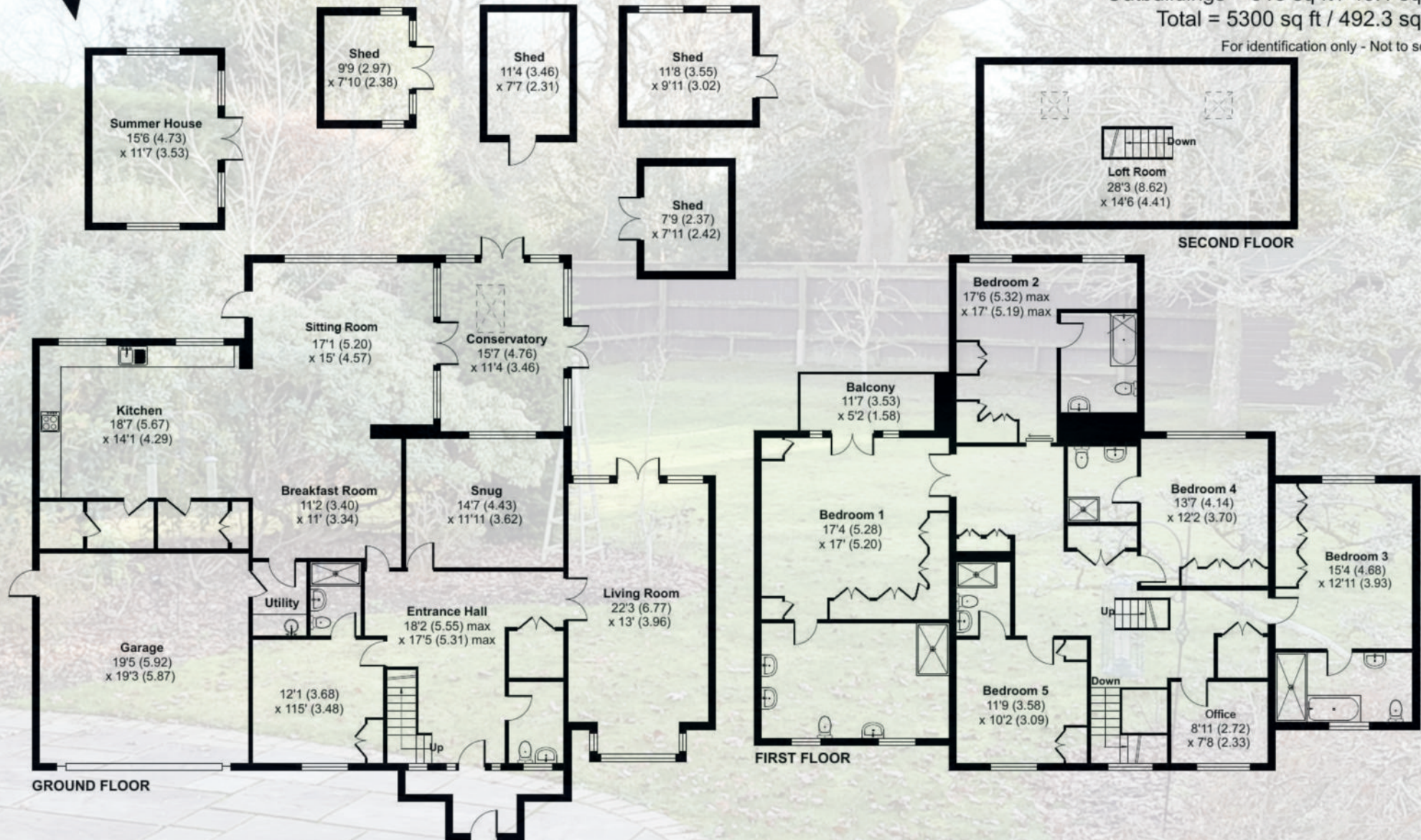
Outbuildings = 518 sq ft / 48.1 sq m

Total = 5300 sq ft / 492.3 sq m

For identification only - Not to scale



SECOND FLOOR







The Property Continued

The staircase rises to a generous first-floor landing, from which all bedrooms are accessed. The principal suite occupies a privileged position at the end of the house, offering extensive floor-to-ceiling built-in wardrobes, a luxurious three-piece en-suite shower room, and double doors opening onto a private balcony with enchanting views over the rear gardens.

Bedroom two also enjoys a rear aspect with views across the grounds, complemented by built-in wardrobes and its own en-suite bathroom. Bedroom three is situated at the opposite end of the landing and boasts dual-aspect views, fitted wardrobes and a sumptuous four-piece en-suite. Three further well-proportioned double bedrooms are located centrally within the house, two of which benefit from en-suite facilities and built-in wardrobes, while the office is positioned towards the front of the property.

Further benefits include a modern lift that is discreetly concealed within a large cupboard, providing effortless access between the ground and first floors. Completing the accommodation, electric loft stairs lead to a fully equipped loft room, offering excellent flexibility as a playroom, home office or additional living space, which adds to the element of versatility.







Grounds & Gardens

To the front, an elegant five-bar gate alongside a matching pedestrian entrance opens onto a sweeping gravel driveway, offering generous off-road parking and access to a double garage with electric doors.

The front garden gracefully envelopes the driveway on two sides, beautifully laid to lawn and enhanced by mature trees and charming picket-fence borders. Gated access on either side of the property leads, on one side, to a timber workshop and storage area, three useful sheds and a lovely summer house.

The stunning rear garden unfolds into an expansive, level lawn interspersed with inviting seating area on a large patio, thoughtfully planted borders, and an impressive collection of specimen trees, including three Japanese Acers, a Star Magnolia, Sycamore, Maple, and a striking feature Oak. A gate at the rear of the garden takes you onto the adjoining paths that in turn lead to a very short walk to the open forest.

Directions

From our office in Brookley Road turn right and pass over the watersplash. Turn left onto the Burley Road and take the first turning on the right into Armstrong Road. Proceed to follow the road up and the property can then be found towards the end of the road on the left hand side after the cattle grid, as denoted by the house name.

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 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.



Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: D Current: 65 Potential: 68

Services: Mains gas, electric, water and drainage

Heating: Gas central heating. Underfloor heating in kitchen, family room & all bathrooms.

Flood Risk: Very Low

Property construction: Brick

Ultrafasts broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

The Situation

The property is set towards the top end of what is arguably one of the finest and most sought after roads in the village, secluded and perfectly located for both local amenities and the open forest. The village of Brockenhurst benefits from a mainline station with direct trains to London Waterloo and the North. The village has an extensive range of local shops, restaurants and cafés, a primary school, a renowned tertiary college and the prestigious Brockenhurst Manor Golf Club.

The Georgian market town of Lymington is approximately six miles to the south, with its yachting facilities, popular Saturday county market and ferry service to Yarmouth, Isle of Wight. To the north is the 'Forest gateway' village of Lyndhurst, with easy access to Junction 1 of the M27 (links to the M3 and London).



For more information or to arrange a viewing please contact us:

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA

T: 01590 622 551 E: brockenhurst@spencersproperty.co.uk

www.spencersproperty.co.uk