



6 Brookley Lodge

Grigg Lane, Brockenhurst, SO42 7PG

SPENCERS
NEW FOREST





6 BROOKLEY LODGE

GRIGG LANE • BROCKENHURST

A delightful, recently renovated to an exacting standard is this three-bedroom house with brand new kitchen, bathroom and en suite shower room. Situated in the heart of Brockenhurst within walking distance to main line train station, restaurants and amenities.

£650,000



3



2



1





The Property

On entering the property an entrance hall gives you access to all principal reception rooms, kitchen, cloakroom and stairs leading to the first floor.

The stunning new kitchen includes both low lying and eye level units giving ample storage and a wrap around work surface. Integrated appliances include an oven and induction hob under extraction. There is also a new tumble dryer and washing machine under the work surface which is included in the property.

The living room benefits from an electric fire and is of a good size while there is an additional versatile room which could be used as a dining room or study.

Upstairs, the principal bedroom benefits from an en suite shower room and built in wardrobes. Bedroom two is a double bedroom and bedroom three is a good sized single room. There is also a well-equipped family bathroom, with bath and shower above.

The substantial roof lends itself to conversion to a large room subject to planning approval.

Grounds & Gardens

The property benefits from an allocated parking space with two further spaces for visitors and has use of the communal grounds. At the rear of the property there is a private seating area. Direct access could be achieved by replacing the window with doors.

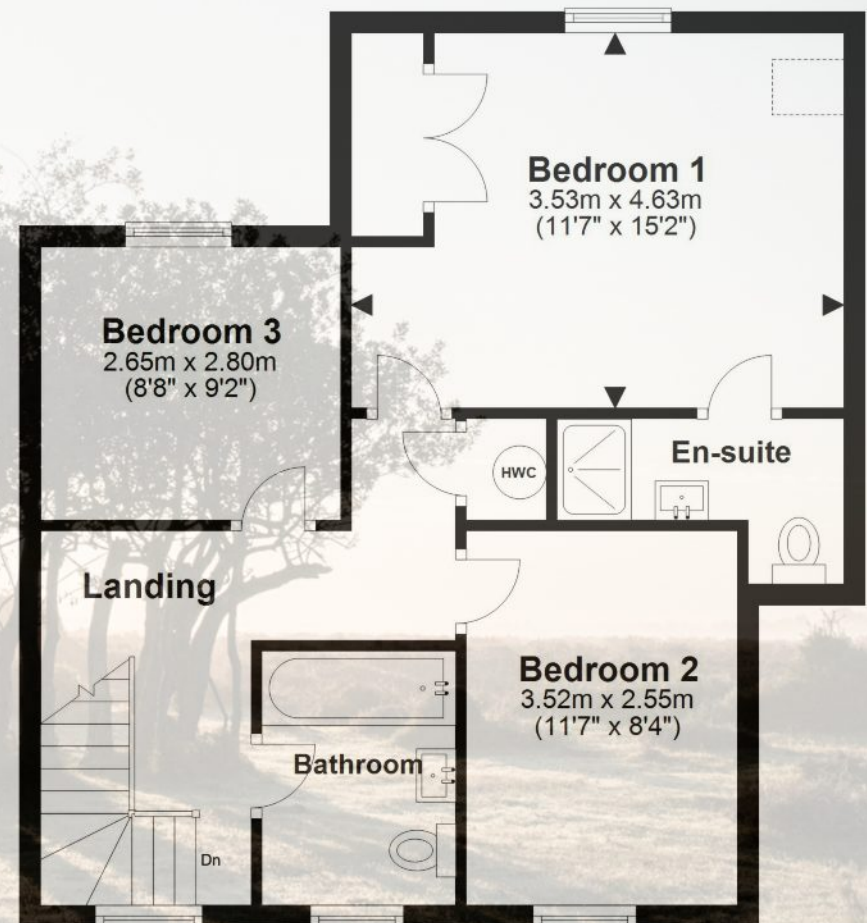
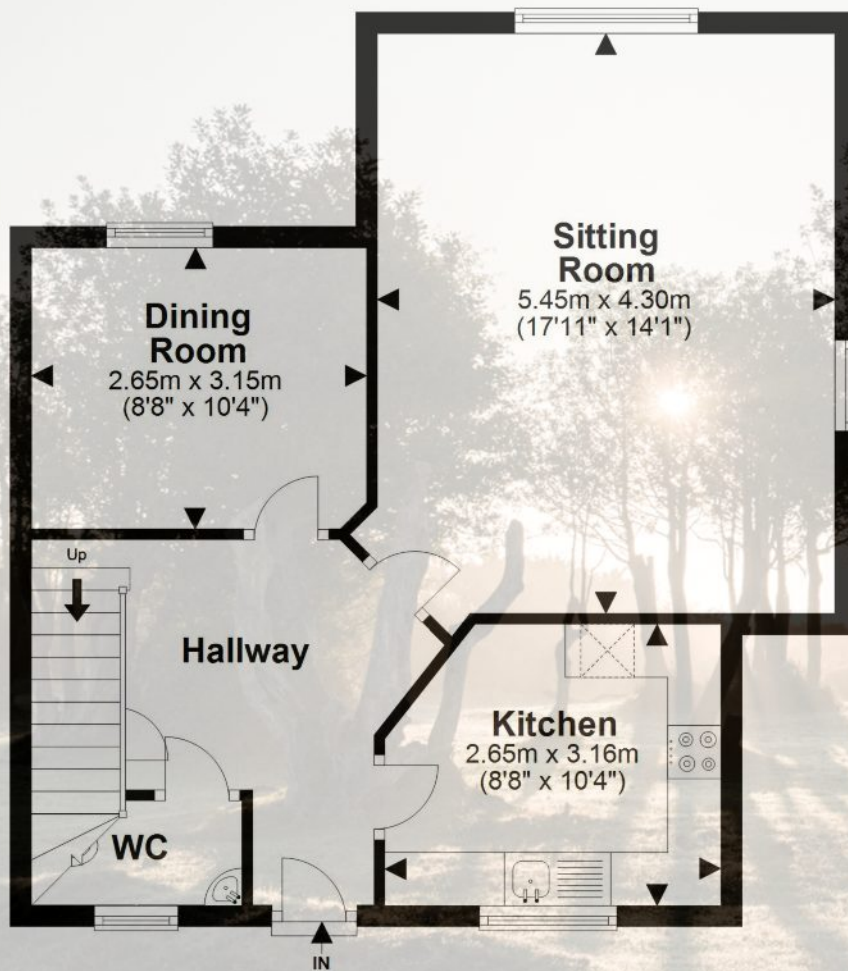
Floor Plan

Approx Gross Internal Area
105.4 sqm / 1134.2 sqft

Ground Floor



First Floor





Services

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: C Current: 71 Potential: 84

Property construction: Standard construction

Mains gas, electric, water and drainage

One allocated parking space. Two visitor parking spaces

Communal gardens. Annual cost: £340.85 per annum

Conservation Area: Brockenhurst

Superfast broadband with speeds of up to 80 Mbps is available at the property

Mobile coverage: No known issues, buyer to check with their provider



Directions

From our office on Brockenhurst high street, proceed left for 200 metres, turn left and you will find the entrance to Brookley Lodge. The property itself can then be found in the centre of the development.

Situation

The property is situated in the centre of the village of Brockenhurst with the benefit of excellent local shopping facilities (including two small supermarkets, greengrocer, butcher, bakers and chemist etc) and direct rail services to London (Waterloo 90 minutes), Southampton Airport, Poole (for Channel Islands) and Weymouth.

The Georgian market town of Lymington with its river, marinas and yacht clubs, lies about 5 miles south. The M27 motorway (Junction 1 at Cadnam) is approximately 7 miles north.



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. There is a second ford in the Waters Green area of the village and this flows continuously throughout the year. From beyond this the Weirs stream meets the river formed by the Blackwater and Ober Water to become the Lymington River.

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 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 or 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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