



Holmecroft

Partridge Road, Brockenhurst, SO42 7RZ

SPENCERS
NEW FOREST





HOLMECROFT

PARTRIDGE ROAD • BROCKENHURST

An attractive and thoughtfully extended three bedroom chalet style property featuring an excellent kitchen/dining room and a large sitting room opening out to a good sized south facing garden.

The property is situated within walking distance of the village centre and mainline railway station.

Available with no onward chain.

£695,000



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The Property

The accommodation is set out over two floors with the ground floor comprising a comprehensively fitted kitchen with an extensive range of cupboards and drawers with complimentary worksurface and space for appliances. The kitchen opens out to a light and spacious conservatory with french doors to the garden providing the perfect space for family dining and entertaining.

The triple aspect sitting room has two sets of French doors leading out to the south facing garden. The ground floor bedroom has two built in wardrobes. A utility area and cloakroom complete the ground floor accommodation.

From the hall, stairs lead to the first floor with two further good sized bedrooms and a family bathroom with a white suite comprising of bath with shower above, WC and wash hand basin.

Grounds & Gardens

A five bar gate leads into a gravelled area that offers off road parking for at least two cars. A side gate leads to the rear of the property which is mainly laid to lawn with flower and shrub borders.

Adjacent to the property, and accessed via doors from the conservatory, is a shingled area with space for table and chairs, making it ideal for alfresco entertaining.

Approximate Gross Internal Area = 121 sq m / 1302 sq ft

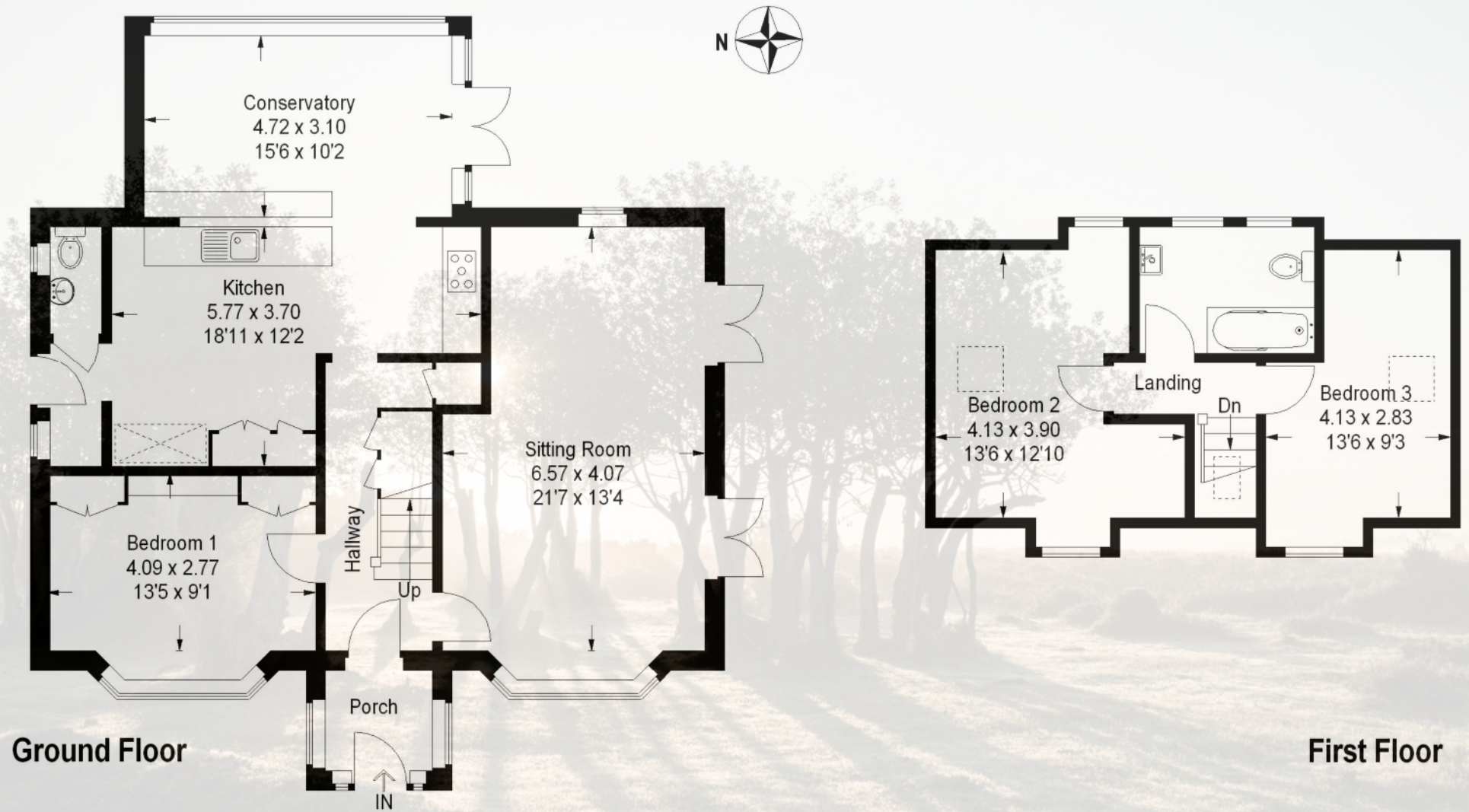


Illustration for identification purposes only; measurements are approximate, not to scale.
EPC South Coast Surveys



Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: D Current: 65 Potential: 76

Services: Mains electric, gas, water and drainage

Gas Central Heating

Construction Type: Standard Construction

Flood Risk: Very low

Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom)

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

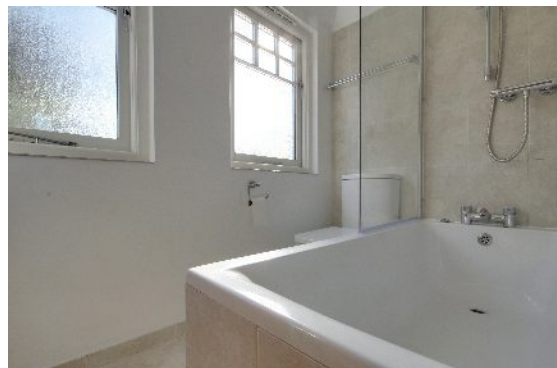


Directions

From our office in Brockenhurst turn left, and at the crossroads turn right into Sway Road. Partridge Road is the second turning on the left and the property can be found at the end of the road.

Situation

Partridge Road is a highly regarded residential road that is conveniently situated within an easy walk of the village centre, local primary school, the open forest and the mainline railway station with direct links to London Waterloo (approx. 90 minutes). 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 and the south coast.





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This leafy village on the southern edge of the New Forest has everything you could want for family life in the Forest

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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.

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 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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