



Knoleforth

North Weirs, Brockenhurst, SO42 7QA

SPENCERS
NEW FOREST





KNOLEFORTH

NORTH WEIRS • BROCKENHURST

Fronting the forest with its beautiful views and offered to the market for the first time in 40 years is this picturesque five-bedroom detached Victorian family home set in a superb plot approaching half an acre with the benefit of many large, low set windows to maximise light and the open views to the front from every aspect.

Located in the Heart of the New Forest in the ever-popular road of North Weirs, moments from Brockenhurst High Street and its main line station, eateries and boutique shops.

£1,950,000



5



4



3





The Property

A covered front porch provides access to a statement dining hall with wooden flooring and offers lovely front aspects towards the forest.

A set of internal French doors at one end of the dining hall leads you into a generous double aspect sitting room that stretches the depth of the house. The sitting room is carpeted and focused around a feature fireplace.

At the far end of the dining hall, a further doorway leads into a bright and airy snug, equally focused around another fireplace with woodburning stove. The snug leads through a set of double doors into a kitchen/dining room.

The kitchen offers an array of storage within both eye level and base units set under worksurfaces with space for a six ring gas range cooker. A useful utility room sits at the rear of the property, accessed from the kitchen and provides further storage, butler style sink and a door to the rear garden, allowing this room to perfectly double up as an ideal boot room.

The ground floor accommodation is completed by a rear lobby and WC set from the hall with a further door leading to the rear garden. Stairs from the dining room lead to the first-floor landing where all bedroom accommodation can be found.

The principal bedroom sits at one end of the house and offers stunning double aspect views across the forest, further benefitting from a three piece en-suite and two sets of wardrobes providing built in storage. Bedrooms two and three sit at the other end of the property, both providing double aspect views and inbuilt wardrobes. Bedrooms four and five sit centrally within the home with equally lovely front views towards the forest. These bedrooms are serviced by two, three-piece bathrooms one offering a shower and the other a bath.





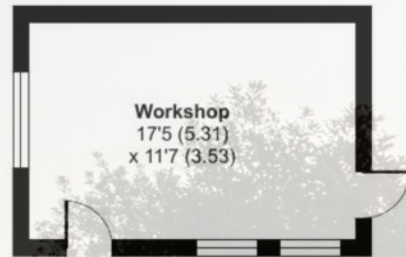
North Weirs, Brockenhurst, SO42

Approximate Area = 2381 sq ft / 221.2 sq m (excludes carport)

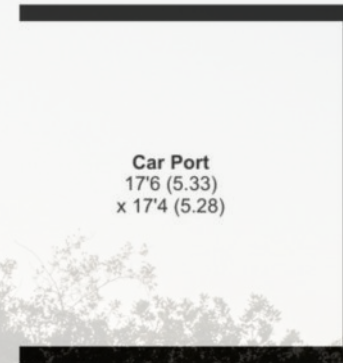
Outbuilding = 204 sq ft / 18.9 sq m

Total = 2585 sq ft / 240.1 sq m

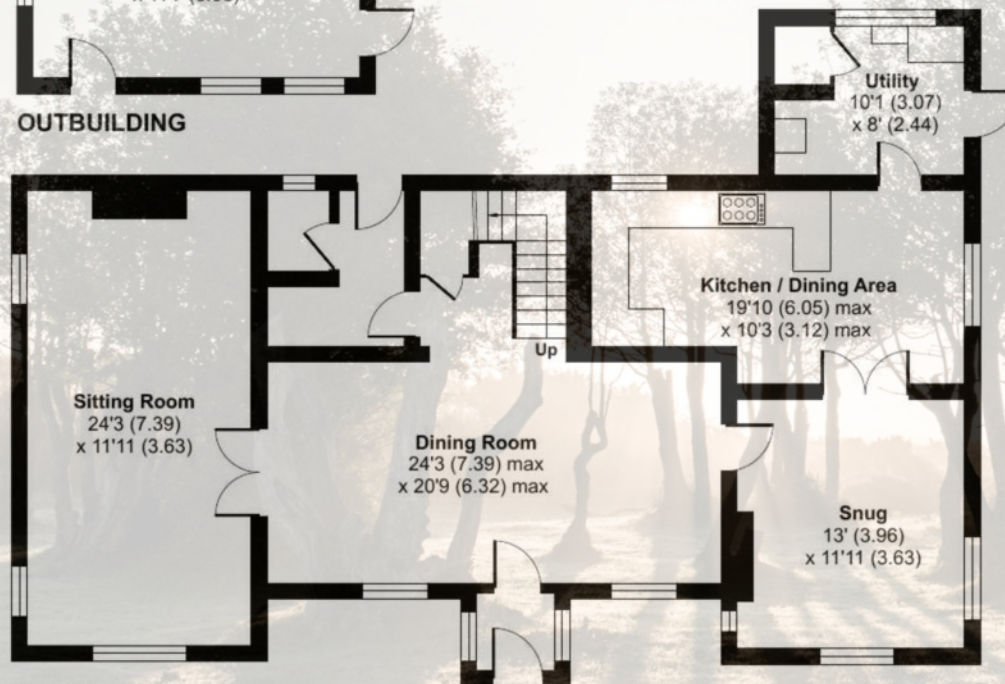
For identification only - Not to scale



OUTBUILDING



CARPORT



GROUND FLOOR



FIRST FLOOR









Grounds & Gardens

The property is approached via a picket fence at the front with a pathway leading to the entrance. The garden is laid to lawn with mature shrubs and planting. Vehicular access is located to the right of the plot where you can drive over a cattle grid onto a gravel driveway, providing off street parking for several cars along with a timber framed car barn. Another path from the driveway leads to the rear boot/utility room door entrance.

The garden is mostly laid to lawn and is surrounded by an array of hedging and fencing and a small patio area that sits at the back of the house. The garden wraps around the house, making the house itself well positioned in its plot with superb views and space all around. A further section of rear garden is accessed over a small bridge and provides additional lawned and composting areas.



Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: D Current: 65 Potential: 77

Mains gas, electric, water and drainage

Conservation Area: The Weirs

Property construction: Brick elevations with tiled roof

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



the Folly

Coronation
Cottage

The
Willows

Oak Tree
Cottage

Knoleforth

Fosters Well
LB

Oakmere

EI Sub Sta

Path (un)

19.2m

Drain

NORTH WEIRS

0m 15m 30m 45m



Directions

From our office in Brookley Road turn right and proceed over the Watersplash turning left on to the Burley Road. After passing all turnings on the right hand side there is a track to your right on the edge of the open forest called North Weirs. Turn onto the track and continue and the property can be found further along on the right hand side.

The Situation

The property is situated in a highly sought after area of open forest known as North Weirs, offering the 'best of both worlds' with a prime countryside setting that is still within easy reach of all the amenities and facilities of Brockenhurst. The property is in the heart of the New Forest National Park, an area of outstanding natural beauty with ancient woodlands and heathland enjoyed by riders and walkers alike. Brockenhurst Village is easily accessible, offering a mainline railway station with direct links to London Waterloo in 90 minutes and a good local community of shops and restaurants. The 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 Lyminster with its famous Saturday county market, extensive yachting facilities and ferry service to Yarmouth, Isle of Wight. To the North is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 giving access to London.

Important Information

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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