



BELMONT • BURFORD LANE • BROCKENHURST • SO42 7TN Fixed price £750,000

A rare opportunity to purchase a three bedroom detached house, built in the 1890's, requiring updating and modernising throughout. The property is set in large grounds with well established gardens.

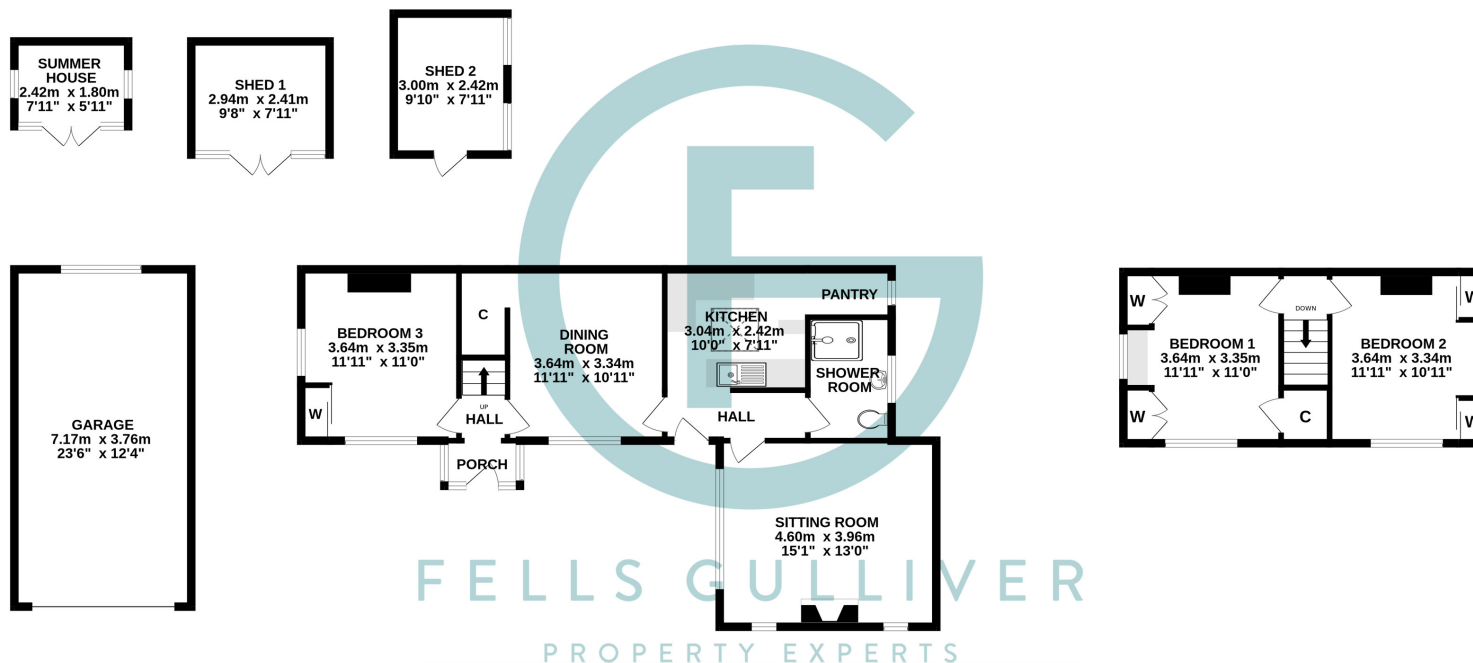


FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR
63.0 sq.m. (678 sq.ft.) approx.

1ST FLOOR
27.2 sq.m. (293 sq.ft.) approx.



TOTAL FLOOR AREA : 137.0 sq.m. (1475 sq.ft.) approx.
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Property Specification



- Kitchen with pantry
- Sitting room with feature fireplace
- Dining room
- Three bedrooms
- Summer house, two sheds and a greenhouse
- Large garage with power and window
- Parking for several vehicles
- Extensive grounds and gardens
- Scope for modernisation and updating throughout
- Located within easy walk of village centre and local amenities
- Offered for sale with no forward chain

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

Belmont is tucked away behind a wooden five bar gate and benefits from extensive grounds within a village location. Burford Lane is open to the forest and is frequented by the resident ponies, donkeys and cattle. The charming property dating back to the 1890's would now benefit from some updating and modernisation. The grounds are of note being private and substantial with well established borders.

Front door leading into the entrance porch with windows to all sides, leading into the entrance hall. Stairs rising to the first floor. Door to the left into bedroom three which has windows to the front and side aspect, and double built-in wardrobe with sliding doors. Door from entrance hall to the right into the dining room with a window to the front aspect and an arched alcove giving access to an understairs storage area. Door from dining room into the inner hall with further external door, leading into the kitchen which has a range of floor and wall mounted cupboards and drawer units with worktop over, stainless steel single bowl and drainer sink unit, space for free standing oven, space and plumbing for washing machine, space for fridge/freezer, pantry with window to the side aspect, roof light. Door from inner hall into the shower room, which comprises of a shower cubicle, low level WC, pedestal wash hand basin and window to the side aspect. Door from the inner hall into the sitting room which has a large feature

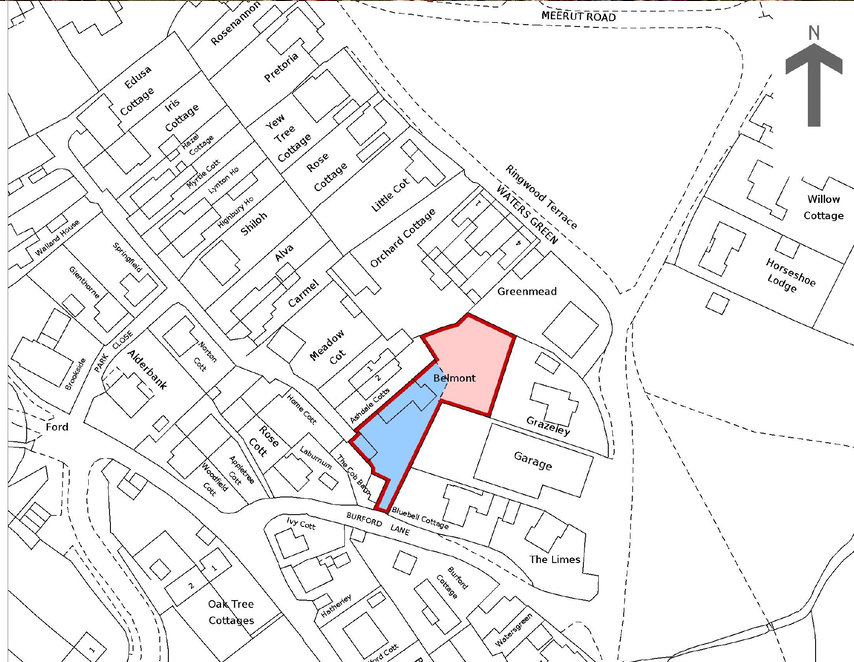
fireplace, a large window to the side aspect and two small windows to the front aspect.

On the first floor there are two double bedrooms, the master bedroom having a range of built-in wardrobes, a cupboard and windows to the front and side aspect. Bedroom two has two built-in wardrobes with sliding doors and a window to the front aspect.

The property is approached from Burford Lane and can be found after a short distance on the right hand side. The property is accessed via a wooden five bar gate onto the driveway, which leads up to the house. There is an abundance of parking for multiple vehicles, a sizable double garage with window and power, summer house, greenhouse and two sheds. The large grounds offer beautiful well established gardens with various trees and shrubs.

The property is conveniently within a short walk of Brockenhurst village centre, in the heart of the New Forest, close to shops and amenities. The village offers a mainline railway station with direct links to London Waterloo in approximately 90 minutes. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3, giving access to London.





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