

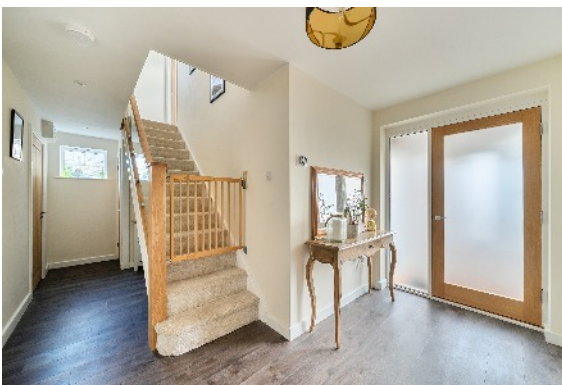


21 Rhinefield Close

Brockenhurst, Hampshire, SO42 7SU

SPENCERS
NEW FOREST





A wonderful opportunity to acquire a beautifully extended and fully refurbished four-bedroom detached family home, set in a highly desirable and central position in the heart of Brockenhurst. Tucked away along a quiet no-through road, the property enjoys a peaceful setting while remaining within a short and level walk of the village amenities and the open forest.

The property is approached via an enclosed porch, providing access to the integral double garage and the main entrance. A welcoming and spacious entrance hallway offers a useful cloaks cupboard and a stylish ground floor shower room, comprising a generous walk-in shower, WC and wash basin.

Double doors open through to the sitting room, a comfortable and well-proportioned space centred around a wood-burning stove. From here, bi-folding glazed doors lead into the impressive extended open-plan kitchen and dining area. The contemporary kitchen is thoughtfully designed with a range of wall and base units, complemented by a peninsula breakfast bar. Integrated appliances include a double oven with warming drawer, dishwasher and full-height fridge/freezer. This bright and sociable space is ideal for modern family living and entertaining, with bi-folding doors opening directly onto the rear garden, seamlessly connecting indoor and outdoor living. Adjacent to the kitchen is a well-appointed utility room, fitted with additional units, a sink, space for white goods, housing for the boiler, and a door providing convenient side access to the property.

Stairs rise to the first floor, where a part-galleried landing enhances the sense of space and light. The principal bedroom suite is positioned to the rear of the property, enjoying pleasant views over the garden, and comprises a spacious double bedroom with ample storage and a large, well-finished en-suite shower room. There are two further generous double bedrooms and a single bedroom,

£1,225,000



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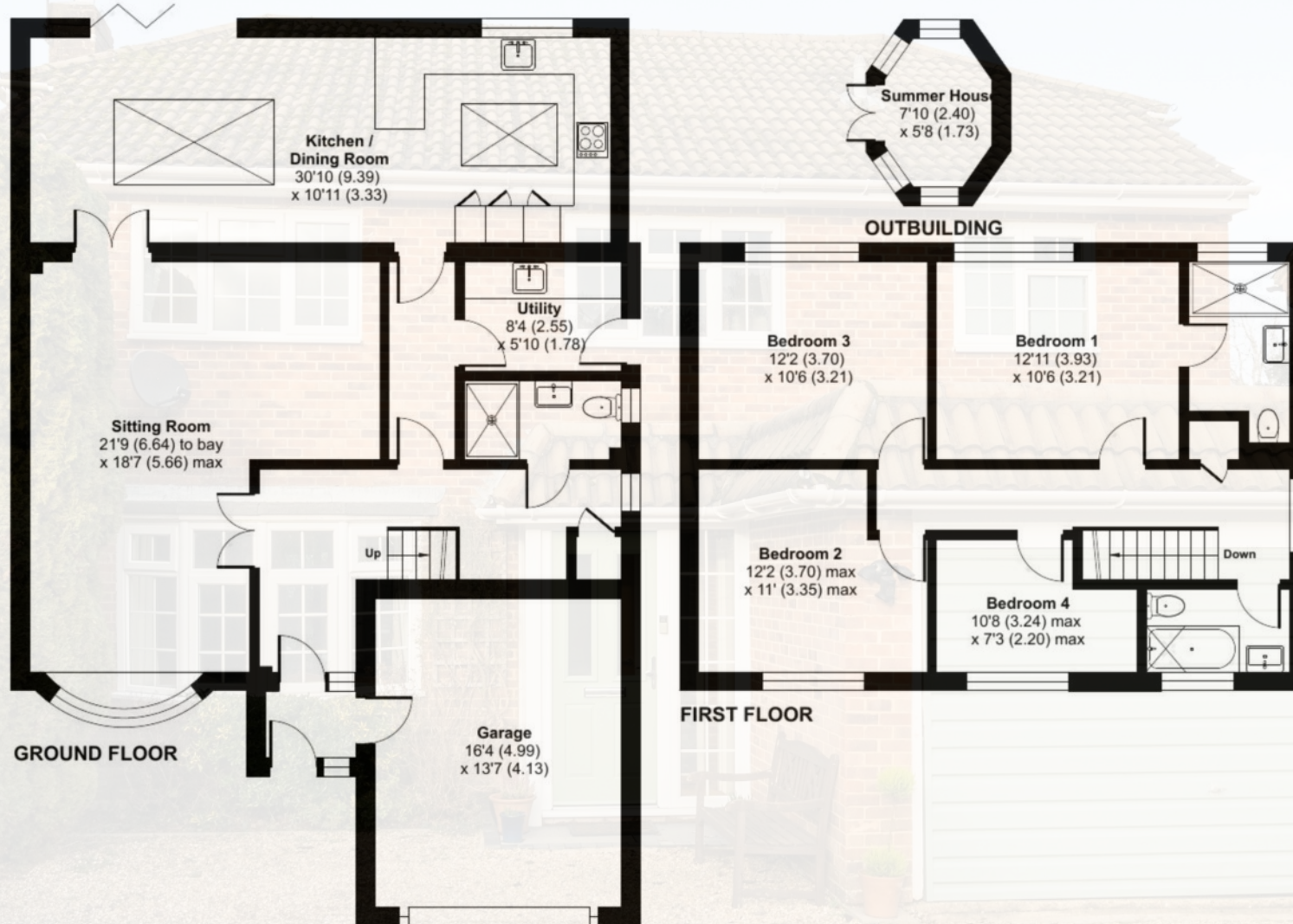
Approximate Area = 1699 sq ft / 157.8 sq m

Garage = 214 sq ft / 19.8 sq m

Outbuilding = 38 sq ft / 3.5 sq m

Total = 1951 sq ft / 181.1 sq m

For identification only - Not to scale





The Situation

The property conveniently situated towards the end of Rhinefield Close, close to the cut through leading via Wilverley Road, to the centre of the village and within a short walk of the mainline railway station offering direct links to Southampton Central, Winchester and London Waterloo. The entrance to the close also lies directly opposite the open forest.

The village enjoys a good local community with a selection of boutique shops, everyday stores, cafes and restaurants catering for everyday needs. 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.



Property Video Tour



Point your camera at the QR code below to view our professionally produced video.



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 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



Grounds & Gardens

To the front, a large gravel driveway provides off-road parking for multiple vehicles, complemented by the integral double garage, which is also accessible from the porch. The private rear garden is mainly laid to lawn and enclosed by mature hedging and shrubs, creating a good degree of privacy. A generous patio area offers an ideal space for al fresco dining, alongside a summer house.

Services

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: C Current: 74 Potential: 79

Property Construction: Standard Construction

Services: Mains gas, electric, water and drainage

Heating: Gas central heating

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

Directions

From our office in Brookley Road, turn right and proceed over the Watersplash, before turning right onto Rhinefield Road. Continue along the Rhinefield Road and turn left onto Rhinefield Close. The property is situated towards the end of the close on your left hand side.



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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 and a dental surgery.

The Local Area

In addition, the village boasts an 18-hole championship golf course, a luxurious spa and several 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.



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

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