



Little Chimes

10 Tattenham Road, Brockenhurst, SO42 7SA



SPENCERS





An exceptional three-bedroom, semi-detached, Victorian residence set in a generous plot in a highly regarded residential road, close to the centre of the village.

The Property

This beautiful cottage offers an elegant façade with a storm porch and large Sash windows flanked by attractive brick detailing.

A solid wood front door with glazed inserts opens into the entrance hallway with a door leading to the principal living accommodation and a stairwell ascending to the first floor.

The beautifully appointed, double aspect sitting/dining room features wood flooring and a recessed wood burning stove set on a slate hearth with wood surround and built-in storage cupboards either side. Set off the dining area is a good size storage cupboard.

The double aspect kitchen/breakfast room features a range of fitted 'Shaker' style units, roll top work surfaces, built-in oven and hob with extractor unit over, Butler sink and space and plumbing for a washing machine, dishwasher and fridge. Terracotta styled tiling extends through both areas, with a door to the end opening out onto the rear terrace and garden.

From the hallway, a stairwell leads up to the first-floor landing with double storage cupboard and loft hatch.



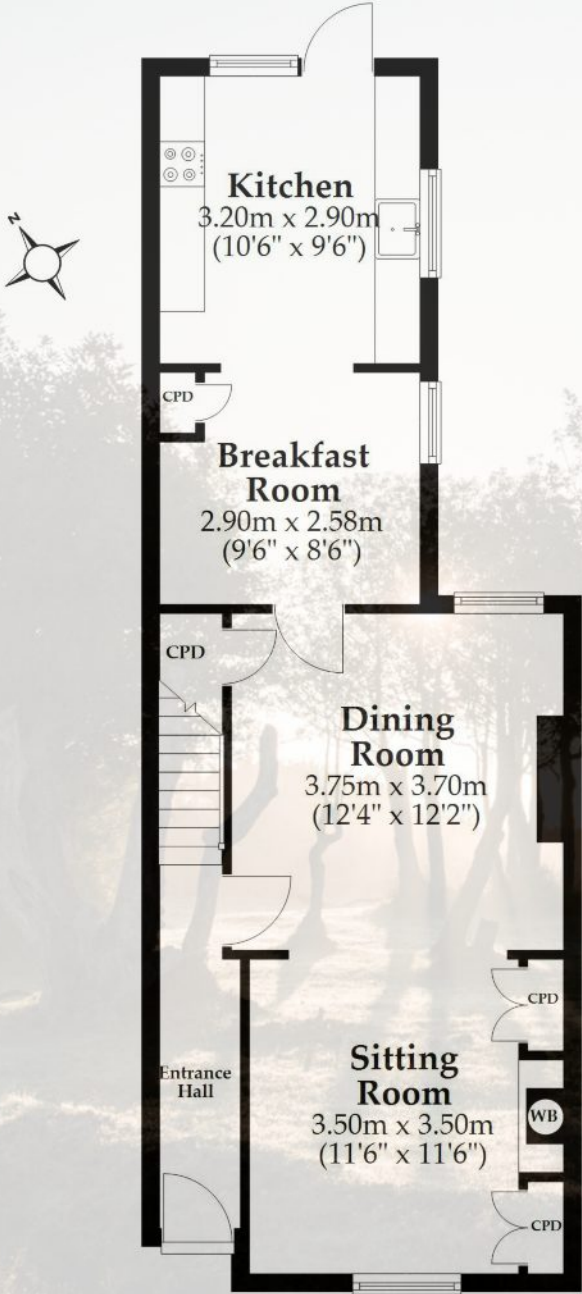
£695,000



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

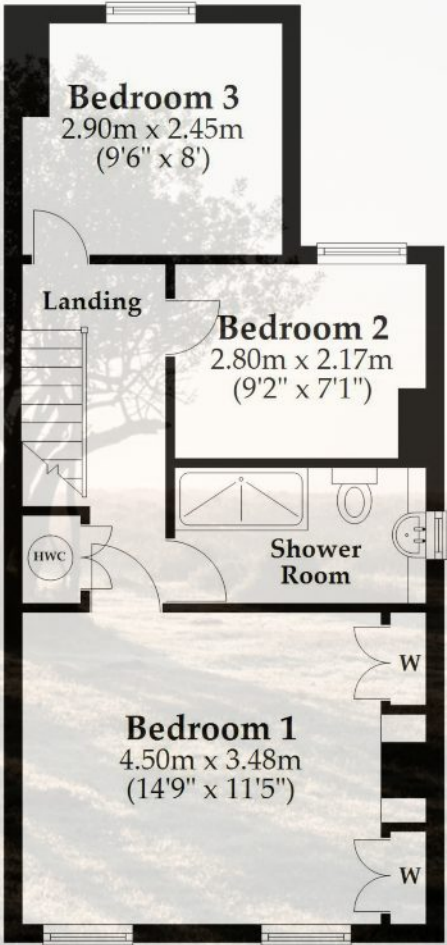
Ground Floor

Approx. 49.9 sq. metres (537.5 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



Total area: approx. 90.4 sq. metres (973.4 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



The Property Continued...

The lovely principal bedroom features two large Sash windows to the front aspect, as well as a cast iron fireplace, with double built-in wardrobes set either side.

There are two further bedrooms to this level and a superb, modern family shower room comprising a double size shower cubicle with rainwater shower and glass screen surround, wash basin with built-in storage below, heated towel rail and W/c. The shower room is mostly tiled to the surrounding walls and further benefits from ceramic tiled flooring.

The Situation

The property is situated in a highly regarded residential road close to the centre of Brockenhurst village. The mainline railway station with direct links to London Waterloo (approximately 90 minutes) is only a short walk from the property.

The village benefits from a good local community and a wide selection of shops and restaurants. 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 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.





Grounds & Gardens

To the front of the property is a large gravelled area providing off road parking for two vehicles and an additional area with planted shrubs and pretty picket fence surrounds.

From here, a large side access area with log storage leads through to an attractive pergola and a paved seating terrace adjoining and extending across the rear of the property.

The rear garden is a particular feature of the property, being predominantly laid to lawn, with planted surrounds and timber fence boundaries. Set at the rear of the plot is a secondary seating terrace incorporating an attractive summer house.





Directions

From our office in Brockenhurst turn left, and at the crossroads turn right into Sway Road. Tattenham Road is the fourth turning on the left and the property can be found after a short distance on the left-hand side.

Additional Information

Tenure: Freehold

Council Tax Band: The property is currently registered as a holiday let - Was previously an E

Energy Performance Rating: D Current: 65 Potential: 80

Services: All Mains Connected

Drainage: Public Drainage

Heating: Gas Central Heating

Property Construction: Standard construction

Flood Risk: Very low

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

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 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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