



Deepdale

Armstrong Close, Brockenhurst, SO42 7SZ

SPENCERS
NEW FOREST





DEEPDALE

ARMSTRONG CLOSE • BROCKENHURST

An extremely spacious and attractive three/four bedroom chalet style property presented in immaculate condition throughout and originally built by Pennyfarthing Homes circa 1983. The property has an attractive south facing garden, oak framed car port, workshop and ample parking. Set in this most sought after and quiet cul-de-sac, close to the heart of the village and within a level walk of all the amenities and the open forest.

£1,250,000





The Property

The covered entrance leads to the reception hallway with beautiful oak flooring from 'Crestwoods' running through to the kitchen/dining room. Set off the hallway is a cloakroom, large under-stairs cupboard, cloaks cupboard and stairs to the first floor landing. A door leads to the double aspect reception room with central feature fireplace with "clearview" log burning stove set on a slate hearth and wooden mantel, glazed doors out to the rear southerly garden and two windows to the side aspect.

Double doors lead from here through to the beautifully appointed kitchen/dining room which is a good size room with modern wood grain shaker style units providing extensive storage and complimented with wooden work surfaces with an inset ceramic inset sink unit. Appliances include an induction hob with extractor set above, two ovens including a steam oven, built under fridge and larder storage units. Large windows overlook the garden to the rear and there is ample space for table and chairs.

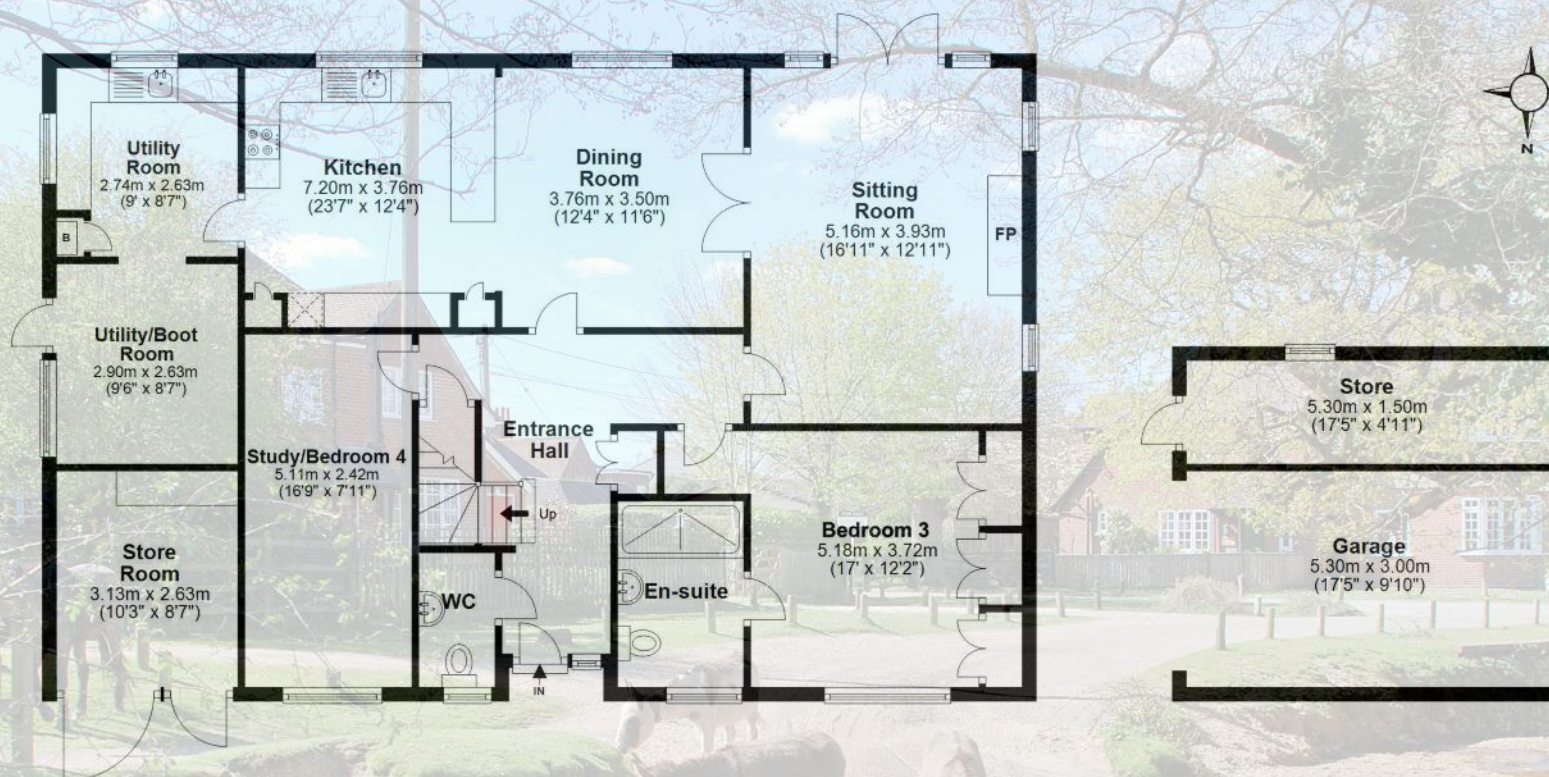
From here, a door leads through to a generous utility room which provides additional storage, work surfaces, sink and plumbing for appliances along with a dishwasher and wall mounted gas boiler. The utility in turn leads to a further useful boot room which has a side aspect window and door leading out to the rear garden.

The study/bedroom four is set off the hallway overlooking the front and a further door from the hallway leads to the ground floor bedroom suite which benefits from extensive fitted wardrobe storage from 'Sharpes' and a modern en-suite shower room with large walk in shower unit.

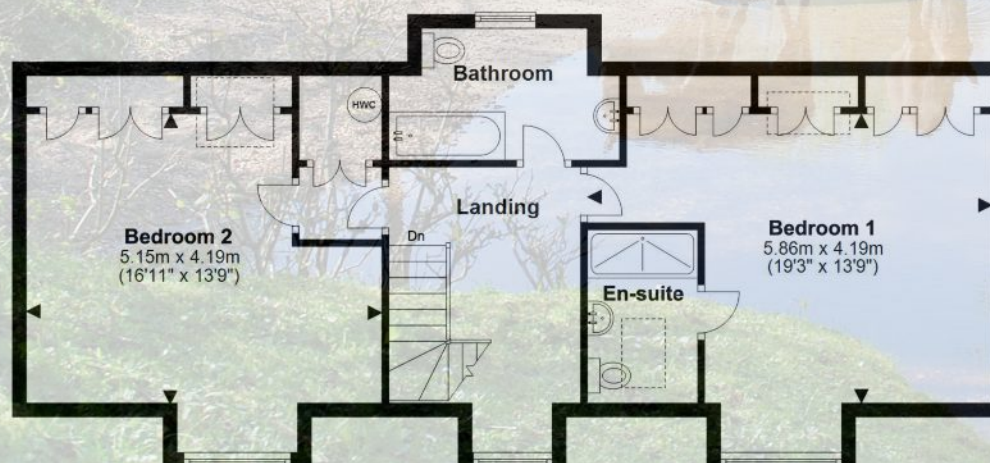
The first floor landing is light and spacious with a front aspect window and a large airing cupboard and access to both bedrooms and supporting bathroom.

Ground Floor

Floor Plan



First Floor



Approx Gross Internal Areas

House: 186.9 sqm / 2011.8 sqft
 Store Room: 8.2 sqm / 88.3 sqft
 Store & Garage: 23.9 sqm / 257.2 sqft

**Total Approx Gross Area:
 219.0 sqm / 2357.3 sqft**



The Property Continued...

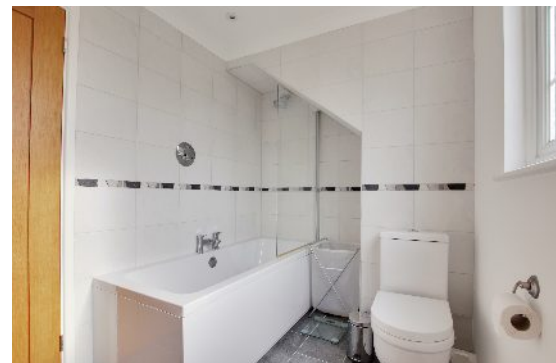
The principal bedroom is an extremely spacious double bedroom with dormer window to the front aspect, Velux window to the rear and a range of fitted wardrobes and storage cupboards built into the eaves. An en-suite shower room compliments the suite with modern fittings.

A further double bedroom is set across the landing, again of a good size with eaves storage, a front aspect dormer window and Velux window to the rear. The family bathroom is tiled with a suite comprising bath with shower over, low level W.C., wash hand basin and rear aspect window. Throughout the first floor accommodation there are large eaves storage areas that are boarded and lit.

Grounds & Gardens

The property is set in the heart of Brockenhurst and is approached via a wooden five bar gate which leads to the sweeping gravelled driveway providing extensive parking including space for a motorhome. An attractive oak framed car port is set to the side with adjoining work shop/bike store. There is an additional storage area set within the front section of the original integral garage. Further benefits include a car charging point.

Gated access to either side of the property lead to the attractive rear garden which has been particularly well landscaped to make for a fairly low maintenance garden with terraced area set under a gazebo ideal for al fresco dining. Composite decking abuts the sitting room with a path leading to a small wildlife pond area and open summer house/folly with shuttered sun panels. The garden is laid to lawn with mature well planted flower beds and storage shed. To the side of the property is a vegetable patch.





Services

Tenure: Freehold

All mains services connected

Energy Performance Rating: C Current: 74 Potential: 81

Council Tax Band: G

Directions

From our office in Brockenhurst turn right and proceed down Brookley Road, turning left after the watersplash at the end on to the Burley Road. Continue along the road and take the third turning right into Armstrong Lane which turns into Armstrong Close. The property can be found on the left hand side.

The Situation

The property is situated on a sought after "no through" road within a short walk of the open forest and village centre. Brockenhurst offers a mainline railway station with direct links to London Waterloo and a good local community 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 extensive yachting facilities, famous Saturday county market 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 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 or 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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