



40 NEW FOREST DRIVE • BROCKENHURST • SO42 7QW

£925,000

An immaculately presented four bedroom modern detached house with garage, driveway parking for at least three cars and a beautifully maintained large rear garden, located in a quiet cul-de-sac close to open forest and within easy reach of Brockenhurst village centre.



FELLS GULLIVER

PROPERTY EXPERTS

New Forest Drive, Brockenhurst, SO42

Approximate Area = 1691 sq ft / 157 sq m

Garage = 220 sq ft / 20.4 sq m

Total = 1911 sq ft / 177.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2: Residential). © nichexom 2023. Produced for Fells Gulliver Lymington. REF: 1031848

Property Specification



- Master bedroom suite with en-suite bathroom and dressing room
- Three further first floor bedrooms
- Kitchen/dining room
- Sitting room and snug area
- Modern family bathroom and ground floor cloakroom
- Garage/utility
- Beautifully tended large rear garden with pond
- Summerhouse, workshop, shed & greenhouse
- Driveway parking for at least 3 cars
- Located close to open forest

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	82
(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

This delightful four bedroom detached house offers immaculately presented accommodation throughout and benefits from a large well tended landscaped garden. The property is located in a quiet no-through road, within a short walk to open forest.

Front door with obscure full height windows to the side, leading into the entrance porch. Inner front door leading into the entrance hall. Cloakroom with white suite comprising of a WC, wash hand basin, radiator and obscure window to the front aspect. Pedestrian door leading into the garage which has an area set up as a utility space, with range of cupboards and drawers, inset sink unit with mixer tap and wall mounted boiler. Space and plumbing for washing machine and tumble dryer. There is a full height double cloaks cupboard in the hallway, and further under stairs storage cupboard. Stairs rising to the first floor. Door into the sitting room with space for a log burner and window to the front aspect, leading into a separate area used as a snug, with window to the side aspect, door into the dining room and sliding patio doors leading into the conservatory. The conservatory has a vaulted roof with ceiling pendent light, underfloor heating, various opening windows and double doors opening out to the rear garden. Door from hallway leading into the kitchen/dining room which has a comprehensive range of white gloss soft close floor and wall mounted cupboard units with inset one and a half bowl single drainer sink unit with mixer tap. Built-in four ring induction hob with extractor over, built in eye level electric oven with grill and built-in microwave. Integral fridge, freezer and dishwasher and built-in bin store. Inset ceiling spotlights and low level kick-board feature lighting. Window to the rear aspect overlooking the beautiful rear garden and door leading out to the patio area. Opening through to the dining area, which has space for a table and chairs, window to the rear aspect overlooking the rear garden and door through to the snug area/sitting room.

On the first floor is the master bedroom suite, three further bedrooms and the family bathroom. Landing with sun tube providing natural light. Door into the

dressing room with two built-in wardrobes, window to the rear aspect and space for dressing table and chest of drawers. Opening through to the master bedroom with three double built-in wardrobes and windows to the rear aspect overlooking the rear garden. Door into the en-suite bathroom with modern white suite comprising of a free standing bath unit with central mixer tap and hand held shower attachment, wash hand basin with mixer tap and vanity storage under, large walk in shower with with power shower/rainfall shower, glass shower screens with full height feature splashbacks, white tiled floor and walls, obscure window to the front aspect. Bedroom two is a good size double with two double built-in double wardrobes and window to the front aspect. Bedroom three has a window to the rear aspect overlooking the rear garden. Bedroom four with window to the front aspect. Landing with storage cupboard and access to the loft hatch providing storage.

Outside to the front, the front garden is landscaped and is mainly laid to lawn with shingle edging, enclosed by low wooden picket fencing. There is driveway parking for at least 3 cars, leading up to the garage which has a remote controlled electric roller shutter door.

The rear garden is a generous size and very private. There is a patio area which runs adjacent to the rear of the property, with ample space for table and chairs and a further seating area ideal for alfresco dining. The remainder of the garden is mainly laid to lawn with various mature shrubs and trees and there is a shed, summerhouse and workshop, all with power and light. There is also a greenhouse and an established feature pond with rockery surround.

The property is within easy reach 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.





Fells Gulliver • 125 High Street • Lymington • Hampshire • SO41 9AQ

01590 671711 lymington@fells-gulliver.com fells-gulliver.com    

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