



**21 New Forest Drive**

*Brockenhurst, SO42 7QT*

**SPENCERS**  
NEW FOREST







## 21 NEW FOREST DRIVE

BROCKENHURST • NEW FOREST

An immaculate and spacious four bedroom detached property that has been refurbished and redesigned in recent years with a private rear garden, ample parking and integral double garage. With a magnificent extended kitchen/dining room, principal bedroom suite and generous reception areas. The house is situated in a quiet cul-de-sac on the outskirts of the village, close to the open forest and within only a ten minute walk of the village centre.

*£960,000*



4



2



2







## The Property

The front door leads into a spacious reception hall with new glazed and oak staircase leading to the part galleried first floor landing. From the hallway doors lead to the integral double garage, cloakroom, kitchen/dining room and sitting room. The double aspect sitting room has an attractive fireplace with light stone hearth and inset gas fire. Patio doors lead out to the large rear terrace and garden.

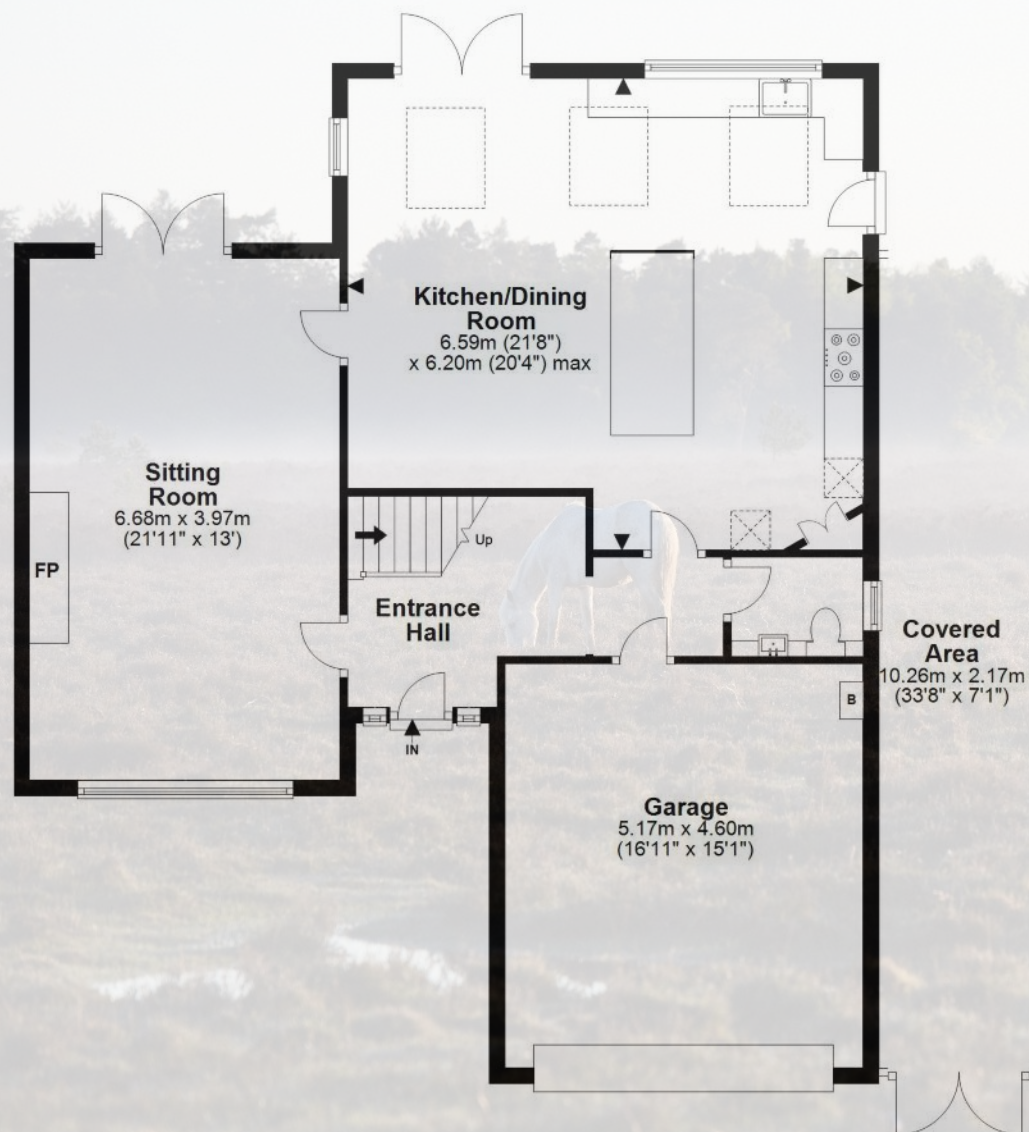
The stunning kitchen/dining room has been extended to include roof sky lights, flooding the whole room with light. It is very well designed with a large island, ample Encore work surfaces, grey fitted storage cupboards incorporating a range of integral appliances to include eye-level fan oven, 5 ring gas hob, second oven and grill, dishwasher, fridge freezer and extractor unit.



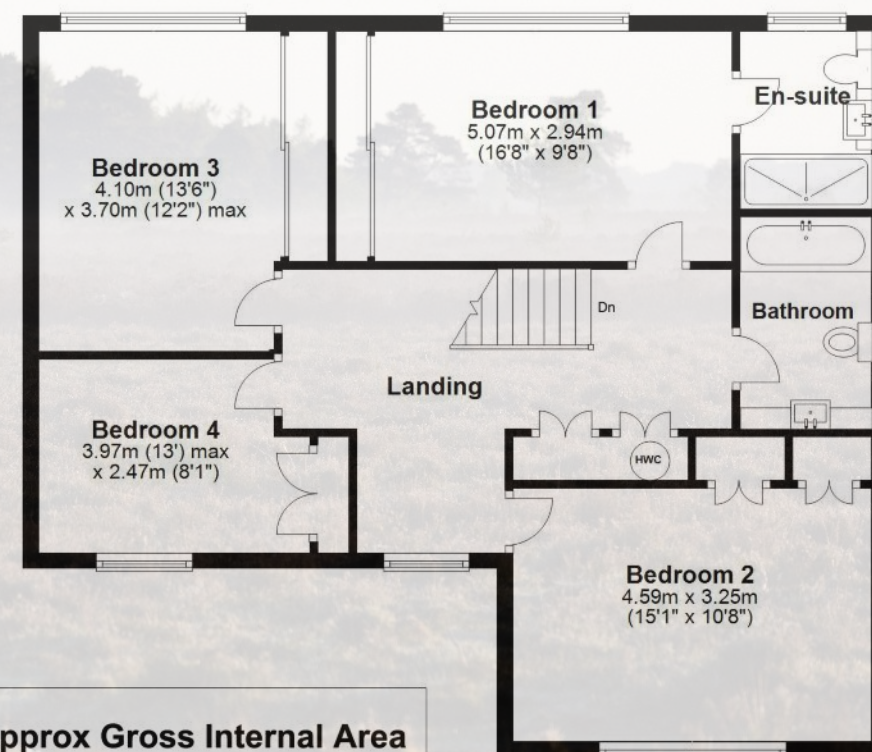


# Floor Plan

## Ground Floor



## First Floor



**Approx Gross Internal Area  
(incl. garage):  
183.6 sqm / 1976.3 sqft**





## The Property Continued...

Stairs from the hall lead to the generous first floor landing with reading area and doors leading to the principal bedroom suite, which has a range of fitted wardrobes and an en-suite shower room.

There are three further double bedrooms with fitted wardrobes and are all served by a family bathroom with bath and shower over.

## Grounds and Gardens

A driveway providing off road parking for several vehicles in front of the integral double garage with electric entrance door. There is access to both sides of the property with a large timber gates leading to a covered store, ideal to park a small boat. There is a utility area in the garage which includes a sink, worktop and plumbing for a washing machine with room for a tumble dryer as well as the boiler.

The secluded rear garden has a large stone terrace and is mainly laid to lawn with a variety of mature shrub borders. The boundaries are defined by a brick wall, wooden panel fencing and mature hedging.

## Directions

From our office in Brookley Road turn left and proceed over the Watersplash turning right on to Rhinefield Road. Proceed along the road for approximately 1/2 mile taking the left turning into New Forest Drive. The property can be found after a short distance along in a cul-de-sac on the left hand side.







## Situation

The property is within the mature development of New Forest Drive being approximately ten minutes walk from the village centre via a series of foot paths and a five minute walk from the open forest. Brockenhurst Village offers a mainline railway station with direct links to London Waterloo and a good local community of shops and restaurants as well as a primary school and tertiary college.

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 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.

## Services

All mains services connected

Council Tax Band: G

Energy Performance Rating: D Current: 68 Potential: 82

Tenure: Freehold

Broadband: Up to 145 mbps download speed ultra fast

## 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 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 confirm the position to you.





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

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