



Alva

Park Close, Brockenhurst, Hampshire, SO42 7TG

SPENCERS
NEW FOREST





A simply stunning three bedroom semi-detached period residence which has been extended and refurbished to a very high standard to provide beautifully appointed living accommodation in a delightful village setting.

The Property

A welcoming entrance hall provides access to a 13'10 x 12' ft. drawing room with feature bay window and fireplace and a superb 292 sq. ft. open plan sitting/dining room with feature fireplace that forms the 'hub of the home'. Linking to the sitting/dining room is an impressive kitchen fitted with a range of stylish contemporary units and modern appliances.

Further rooms to the ground floor include a utility room set off the kitchen and a wc, with all of the principal rooms to this level benefitting from under floor heating.

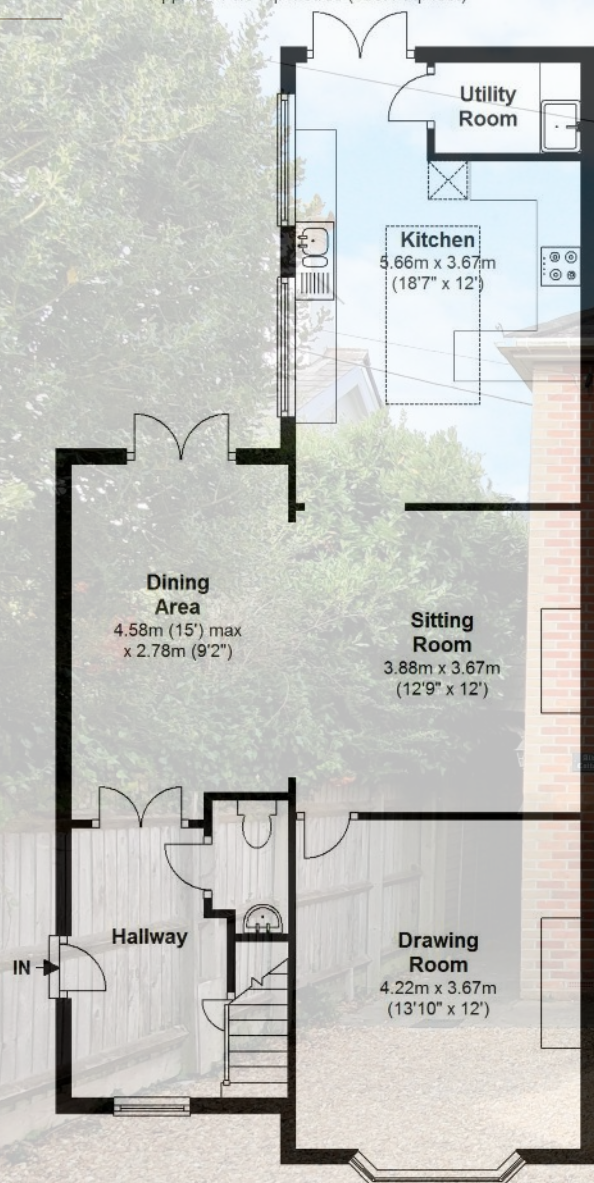
To the first floor, a landing area links to the master bedroom with en-suite shower room, two further guest bedrooms and a family bathroom. Throughout the entire property, the attention to detail is evident, creating a wonderful family home ready for occupation.

Offers In Excess Of £850,000  3  3  2

FLOOR PLAN

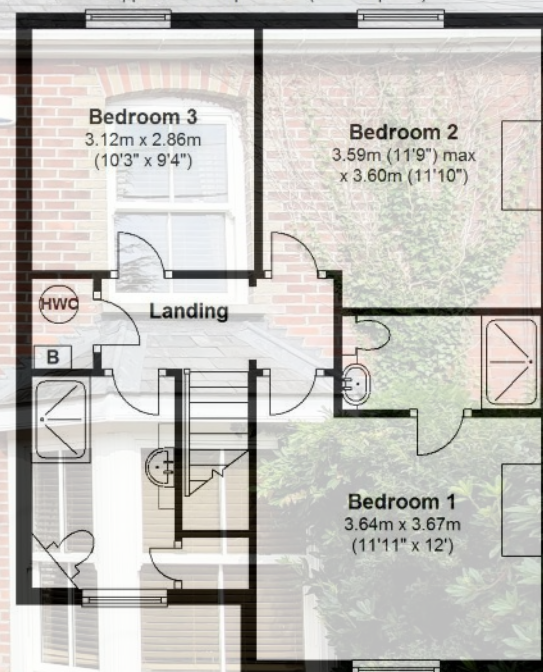
Ground Floor

Approx. 74.9 sq. metres (806.1 sq. feet)



First Floor

Approx. 50.5 sq. metres (543.8 sq. feet)



Total area: approx. 125.4 sq. metres (1349.9 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale.

EPC South Coast Surveys
Plan produced using The Mobile Agent.



The landscaped gardens are a particular feature of the property and offer a rear terrace that is ideal for alfresco entertaining.

Grounds & Gardens

To the front of the property is a driveway providing off road parking for two vehicles.

A secure side access passage leads to the rear where a paved sun terrace extends across the back and down the side of the house, providing an ideal entertaining area.

The rear garden is a good size for a village home and is laid to lawn with timber fence borders.



The Situation

The property is situated in a sought after location, tucked away along a quiet lane within the conservation area of Waters Green. The village High Street and mainline railway station with direct links to London Waterloo are within easy walking distance of the property. Approximately 4 miles to the south is the Georgian market town of Lymington with its extensive yachting facilities, its 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.



Directions

From our office in Brookley Road, turn left and proceed along to the first cross roads where you take a left turn into Grigg Lane. Proceed along taking the second turning on the left into Burford Lane. Park Close can be found on the right hand side, just before the watersplash.

Services

Council Tax Band: D

All mains services connected.

Energy Performance Rating: C Current: 74 Potential: 85

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.



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.



This leafy village on the southern edge of the New Forest has everything you could want for family life in the Forest.

The Local Area

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.

Brockenhurst is the largest village in the New Forest, a thriving and lively mix of community and cachet, quality and quirky with all the necessary essentials of a proper working village - butcher, bakery and greengrocer, full quota of cafes and tea houses, plus services such as doctor, dentist and bank. Work into the equation the unexpected and the glamorous: a wine and cheese cellar, premier golf course, luxurious spa and top restaurants such as The Pig (the first in the group of hip country house hotels) and Cambium (fine dining at Careys Manor). It all makes Brockenhurst a gem in the heart of the Forest.

Points Of Interest

Careys Manor	0.2 miles
Brockenhurst Sixth Form	0.3 miles
Brockenhurst Train Station	0.5 miles
Brockenhurst Golf Club	1.0 miles
The Pig	1.7 miles
Limewood	3.0 miles
Sway Train Station	3.2 miles
New Forest Golf Club	3.6 miles
Lymington Hospital	4.0 miles
Walhampton (Private School)	4.2 miles



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

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