



GRAZELEY

SPENCERS  
NEW FOREST  
For Sale



**Grazeley**

*Waters Green, Brockenhurst, SO42 7RG*

**SPENCERS**  
NEW FOREST





## The Property

A superb opportunity to acquire a 4 bedroom detached 1930's property set in a highly desirable location in the heart of Brockenhurst village within easy access of the local amenities and mainline train station. The property is available for the first time in over 30 years and benefits from open views across Waters Green to the front, a detached garage and wrap around gardens. The property offers tremendous potential to extend (subject to planning) and is available with no onward chain. Probate has now been granted.

## Description

- Entrance Porch leading into the Entrance Hall
- Turning staircase leading up to the first floor with understairs cupboard and cloakroom/WC
- Triple aspect Living room with feature fireplace, wooden beam to ceiling and picture rails to surround
- Good sized Kitchen/Breakfast Room with side door leading out to parking area and garage
- Range of kitchen units to base and wall with space for a fridge/freezer and plumbing for washing machine
- Inner lobby leading to a Ground Floor Shower room and built in airing cupboard
- Extended to the rear to offer a Bedroom / Study with aspects over the rear garden
- Three principal bedrooms to the first floor
- Landing area leading to the family bathroom which houses a three piece suite
- Access from the landing leads to a loft room with is partly boarded with separate loft storage area
- Bedroom one benefits from a feature ornamental fireplace and elevated views across Waters Green to the front





*The property is available with no onward chain*

### The Situation

The property is situated on a desirable lane within the much sought after Waters Green conservation area, overlooking the green and moments from the open forest. The village of Brockenhurst, situated in the heart of the New Forest, benefits from a mainline station with direct access to London/Waterloo (approx.. 90 minutes) and an extensive range of local shops, restaurants, a popular tertiary college and the renowned Brockenhurst Golf Club. The Georgian market town of Lymington is approximately 5 miles south with its extensive yachting facilities, a ferry service to Yarmouth, Isle of Wight and a popular Saturday county market. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 for access to London.

### Grounds & Gardens

- Double gates lead to the entrance and parking
- A single detached garage benefits from an automatic up and over door, power and light
- An additional car port provides a covered parking area
- Mature gardens wrap around the property with lawns interspersed with an extensive range of shrubs, fruit trees and planting
- A summer house is set within the rear garden

### Agents Note

We understand that a grant of probate is still awaited.

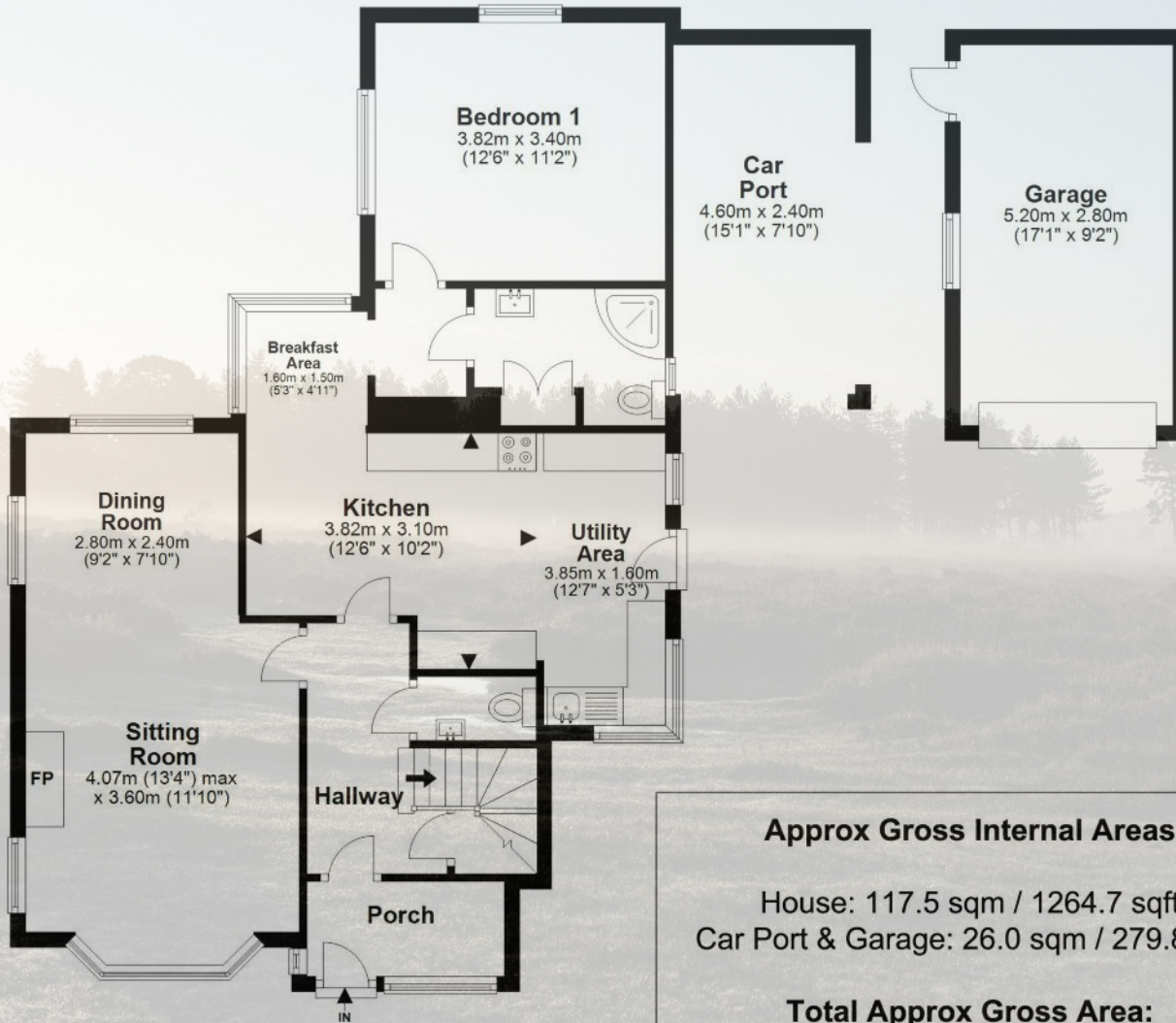
**£850,000**





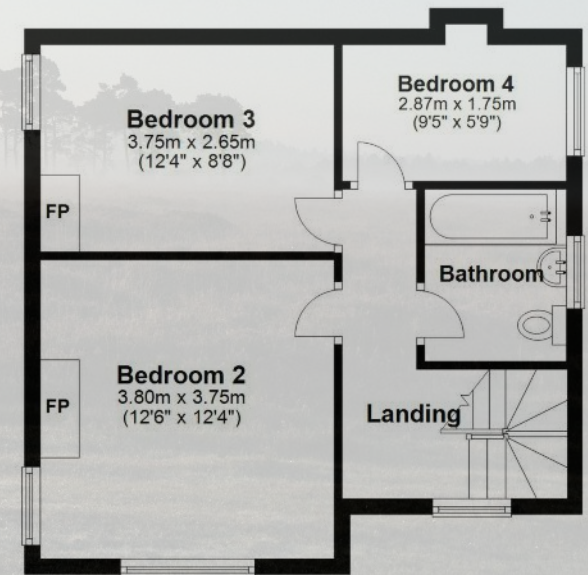
FLOOR PLAN

Ground Floor



Floor Plan

First Floor



**Approx Gross Internal Areas**

House: 117.5 sqm / 1264.7 sqft  
Car Port & Garage: 26.0 sqm / 279.8 sqft

**Total Approx Gross Area:**  
**143.5 sqm / 1544.5 sqft**





## Directions

From our office in Brockenhurst, turn left onto Brookley Road and at the end of the road turn left into Grigg Lane. Take the third turning on the left into Waters Green and follow the road along, passing Burford Lane and Brockenhurst Garage where the property can be found immediately on the left.

## Services

Energy Performance Rating: E

Council Tax Band: F

Available download speeds of 80 mbps

Gas Central Heating.

Gas, Electricity, Drainage, Water and telephone are mains connected.

## Points of Interest

Careys Manor	0.2 miles
Brockenhurst Sixth Form	0.2 miles
Brockenhurst Train Station	0.3 miles
Brockenhurst Golf Club	1.1 miles
The Pig	1.5 miles
Limewood	4.7 miles
Lymington Hospital	4.8 miles
Walhampton (Private School)	5.8 miles

## Important Information

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 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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