



**3 Fathersfield**

*Brockenhurst, SO42 7TH*

**SPENCERS**  
NEW FOREST









## 3 FATHERSFIELD

BROCKENHURST • NEW FOREST

*A truly versatile property purpose built circa 2010 as a generous four bedroom semi-detached house by a local independent builder and set close to the village centre with the benefit of a generous plot, approximately a third of an acre, with extensive outbuildings and ancillary accommodation offering a number of options for prospective buyers. The garden is a real feature of the property offering tranquil seclusion and running down to a small stream at the rear.*

£860,000





## The Property

A covered storm porch is set over the entrance into the property. The hallway provides access to the WC, stairs lead up to the first floor and a door opens into the main reception room which benefits from a large window to the front, attractive oak effect wooden flooring with double doors leading into the kitchen/dining room which is set across the rear of the property.

The generous kitchen benefits from an extensive range of oak fronted, frosted glass and open plate rack units to both base and wall with coordinating granite worksurfaces and tiled splashbacks. Appliances include a gas hob and built in oven and microwave combination oven, dishwasher and space for a tall fridge/freezer with space for a dining table and chairs. The kitchen leads in turn into a good sized conservatory with overlooks the rear garden with French doors leading out to the patio terrace and makes for another lovely sitting room.



The first floor offers four double bedrooms accessed via a split landing, with the principle bedroom benefiting from an ensuite shower room. A family bathroom serves the remaining three bedrooms to the first floor.

## Grounds & Gardens

The front of the property is predominantly gravelled providing extensive off street parking accessed by two five bar split gates, with a run of shrubs to a side border providing green foliage. The drive and access runs down the side of the property to the ancillary accommodation and gated access to the rear garden.



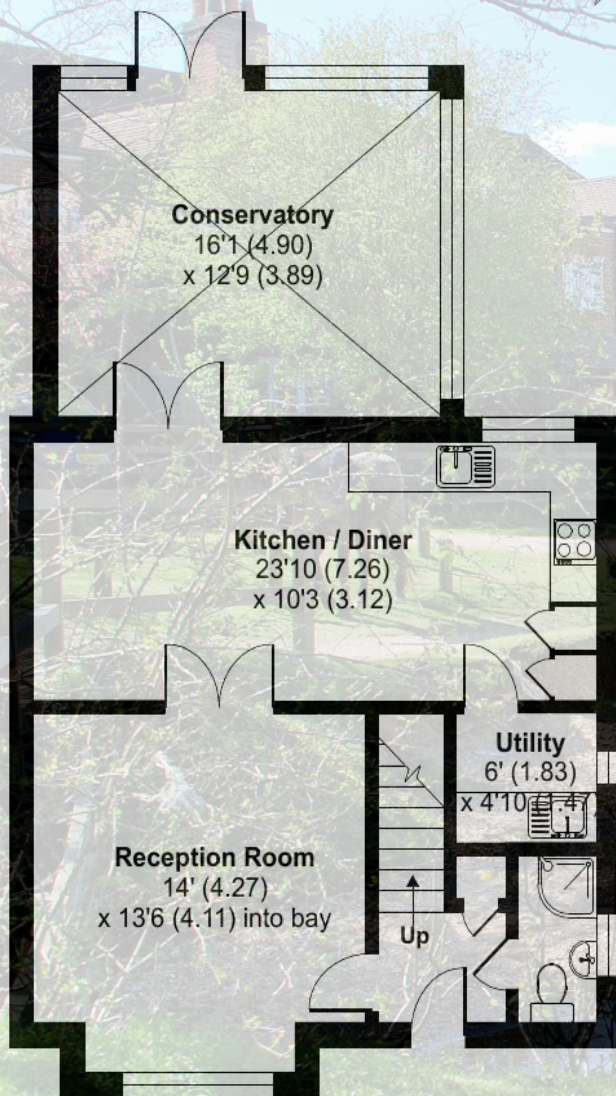
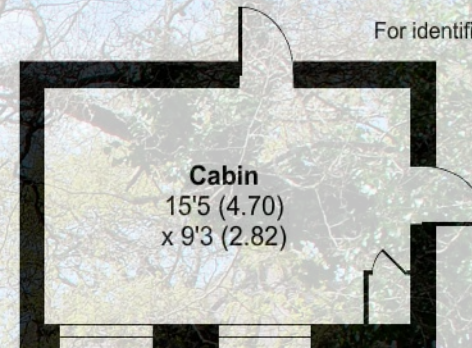
The rear garden is enclosed with lap wood fencing providing privacy and seclusion and mainly laid to level lawn with an extensive array of trees and shrubs providing interest and colour to the garden with a large terrace which is a superb area for dining. A further gate leads into the rear 'secret garden' and ancillary accommodation.



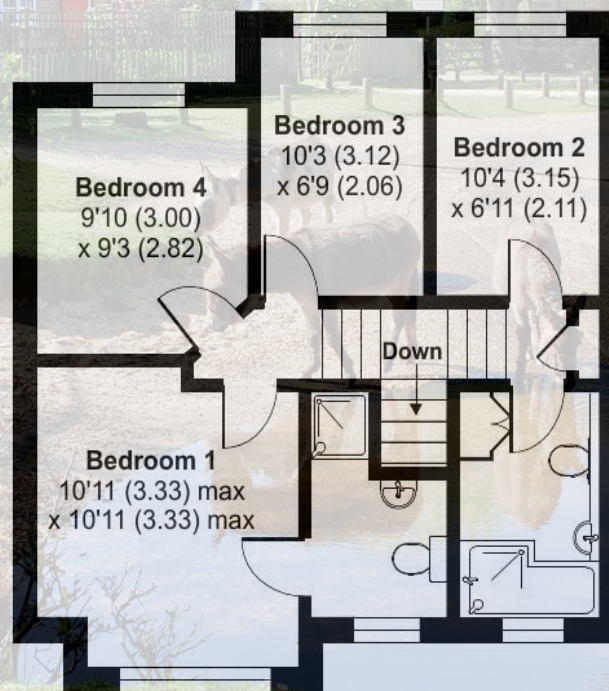


Approximate Area = 1349 sq ft / 125.3 sq m  
Ancillary Accommodation = 306.9 sq ft / 28.5 sq m  
Outbuilding = 148 sq ft / 13.7 sq m  
Total = 1803.9 sq ft / 167.5 sq m

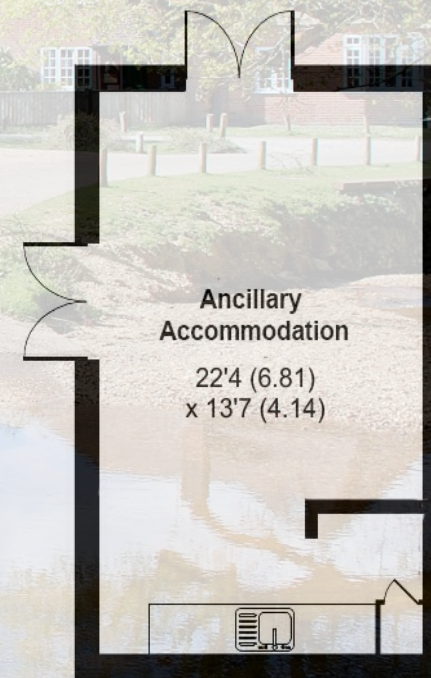
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**GROUND FLOOR**



**FIRST FLOOR**



**ANCILLARY ACCOMMODATION**



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Spencers of the New Forest Ltd. REF: 1125425





## Ancillary Accommodation

Set within the rear section of garden in this very tranquil spot, is set a delightful Log Cabin which is used for occasional use but offers any number of possibilities (STP). The cabin is arranged currently as a large open plan living space with wooden flooring and two sets of French doors out to the garden which wraps around the property.

There is an array of useful outbuildings incorporating another log cabin which could be used as a hobby room or for additional guest accommodation if required along with a covered pergola providing a lovely space for dining under.

The rear garden is a particular feature of the property offering cottage style planting, a pond area and an eclectic array of planting, shrubs and trees along with a well stock vegetable bed with a number of peaceful seating areas dotted around the garden.

## Directions

From our office in Brookley Road, turn left and proceed to the first cross roads, where you take a left turn into Grigg Lane. Proceed along Grigg Lane and take the first left into Horlock Road. At the end of the road, turn right into Fathersfield and the property can then be found after a short distance on your left hand side.

## Additional Information

Tenure: Freehold

All mains services connected

Energy Performance Rating: C Current: 78 Potential: 89

Council Tax Band: D





“  
*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

Brockenhurst is the largest village in the New Forest, boasting a thriving and lively community with all the necessary essentials of a proper working village, including a butcher, bakery, greengrocer, cafes and tea houses, plus services such as a doctor, dentist and post office. In addition, the village boasts an 18 hole championship golf course, a luxurious spa and a number of highly regarded hotels including the Balmer Lawn, the Pig and Careys Manor, all of which offer fine dining restaurants.

In Brockenhurst the New Forest is all around you and wild ponies, deer and cows roam at will. The North and South Weirs streams join and as one flow through Brockenhurst. In Brookley Road in the warmer months of the year the stream flows across the road, commonly referred to as The Splash.

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.

## 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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