



22 Chestnut Road

Brookenhurst, SO42 7RF

SPENCERS
NEW FOREST





22 CHESTNUT ROAD BROCKENHURST • NEW FOREST

An extremely well presented and versatile village centre four-bedroom detached house with successful Airbnb/annexe with private terrace and hot tub, and an additional garden room/home office.

The property offers spacious, light and airy accommodation set on a corner secluded plot.

£1,195,000

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The Property

You enter the property immediately into a good sized entrance hall which incorporates built in storage cupboard, stairs to the first floor and access to all ground floor accommodation.

A cosy sitting room sits immediately to the right-hand side of the entrance hall which offers a feature fireplace with inset log burner and a large front aspect window.

The study sits at the other side of the property with double aspects and offers a fantastic opportunity as a playroom or ground floor bedroom if required. At the rear of the property is a large, well laid out kitchen/breakfast area with French doors leading to the garden.

The kitchen offers modern units with integrated appliances including a microwave, double oven and an integrated Bosch dishwasher, fridge, freezer and AEG five ring gas hob and space for domestic appliances including a washer and dryer. The breakfast area allows space for table and chairs whilst enjoying views across the garden and access via French doors.

A separate dining room sits just off the kitchen with wrap around windows giving the room a stunning bright and spacious feel and further doors lead out on to the garden.

The downstairs accommodation is completed with a W/C.



The Property Continued...

Stairs from the hallway lead up to the first-floor landing and the bedroom accommodation.

The large principal bedroom sits at the rear of the property and has the benefit of an en-suite shower room.

Bedroom two is of a good size and sits next to the four-piece family bathroom.

Bedroom three enjoys views over the garden and also further benefits from an en-suite bathroom. A fourth double bedroom completes the upstairs accommodation.

Annexe

There is a beautifully presented detached annexe which is currently being operated as a highly successful holiday letting business, generating a regular income via Airbnb.

The accommodation consists of an open plan living area with kitchen, en-suite shower room and bedroom area with French doors leading out onto a lovely private decking area with hot tub.



Floor Plan

Approximate Gross Internal Areas

Main House: 158.1 sqm / 1701.7 sqft
Outbuildings: 47.5 sqm / 511.3 sqft

Total Approximate Gross Area:
205.6 sqm / 2213.0 sqft

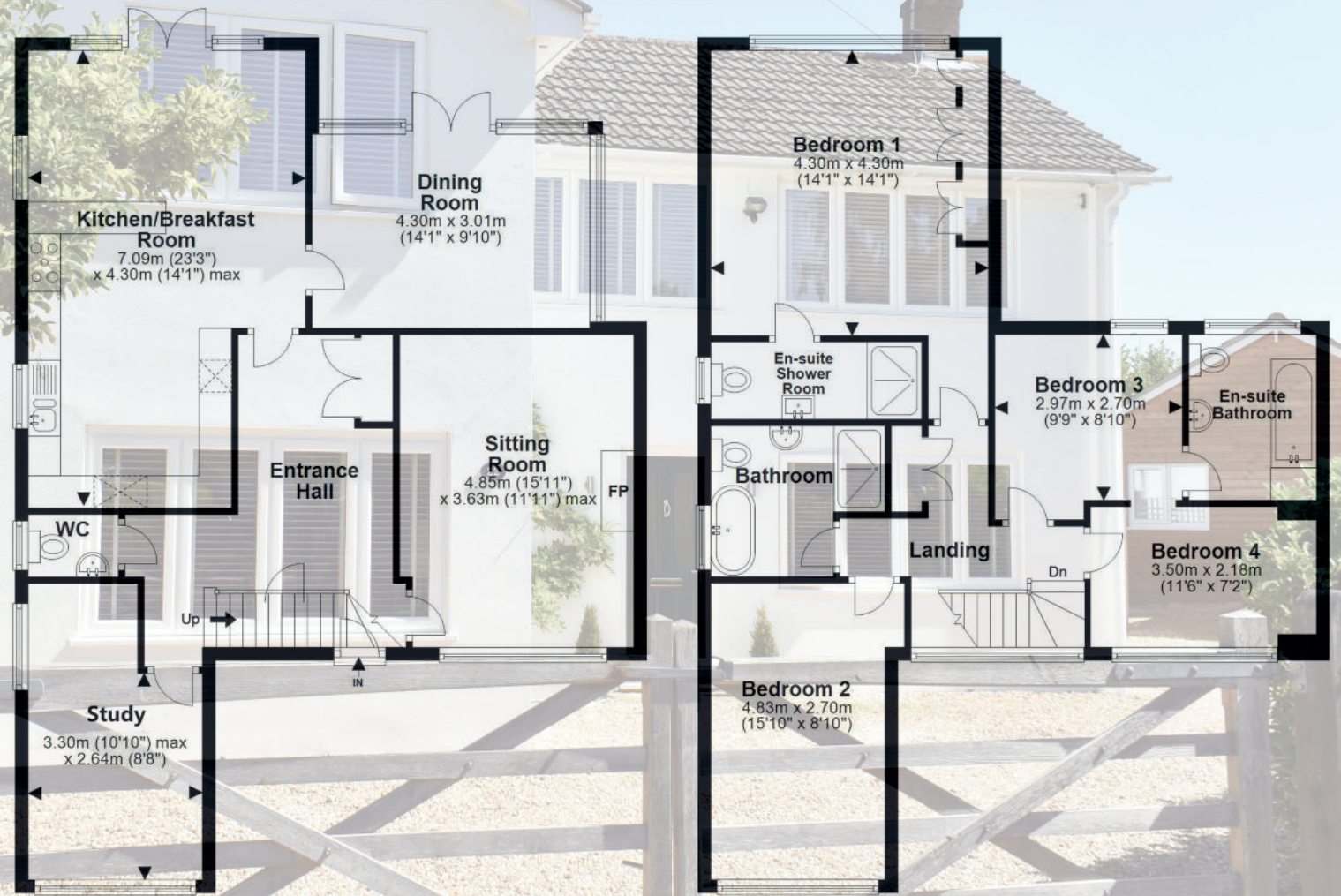
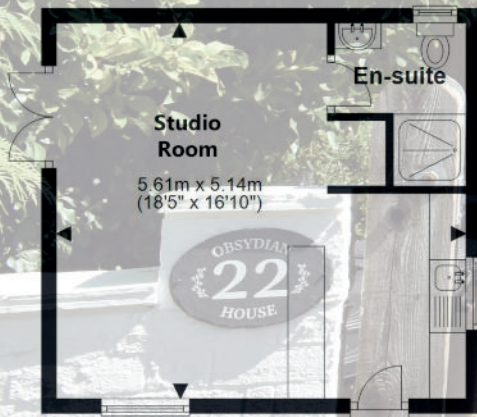
Ground Floor

First Floor

Garden Room



Annexe





The Annexe



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The property benefits from a detached annexe which is currently being operated as a highly successful Airbnb

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Grounds & Gardens

The property is approached via a five-bar gate onto a shingle driveway offering off street parking for several cars. To the right-hand side of the property the driveway leads up to the separate detached annexe.

At the rear of the property is a good sized garden which is mostly laid to lawn with a lovely patio area stretching the width of the rear of the house creating a lovely al fresco dining area from the kitchen and dining rooms. The garden is surrounded by mature trees with raised borders.

A further heated and insulated garden room sits at the rear of the garden and is currently being used as an external home office and offers a further secondary room or further guest accommodation with the benefit of a W/C.

Directions

From our office in Brockenhurst, turn left and proceed along Brookley Road before taking the first left into Grigg Lane. After a short distance, turn right into Chestnut Road proceed straight. Take the second left and the property can be found at the end of the road.







The Situation

Chestnut Road is a highly regarded residential cul-de-sac that is conveniently situated within an easy walk of the village centre. The village of Brockenhurst offers a good range of local amenities including a butcher, greengrocer and baker, as well as a well-regarded primary school, popular tertiary college, the renowned Brockenhurst Golf Club and an excellent mainline train service to London Waterloo (approximately 90 minutes). 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, ferry service to Yarmouth, Isle of Wight 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 and the south coast.

Additional Information

All main services connected

Tenure: Freehold

Energy Performance Rating: D Current: 60 Potential: 77

Council Tax Band: F

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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