



**Green Days**

*Whitemoor Road, Brockenhurst, SO42 7QG*

**SPENCERS**  
NEW FOREST









# GREEN DAYS

WHITEMOOR ROAD • BROCKENHURST

*A spacious four bedroom bungalow of just over 2000 sq. ft. including the integral double garage. Positioned in a highly desirable location where the ponies roam freely up to the property. With a private plot and south facing walled garden, ample parking, heated outdoor swimming pool with the property running costs almost entirely covered by the solar panels. Coming to the market for the first time since being constructed in 1968.*

£1,175,000



4



3



2





## The Property

A large integral covered front entrance step opens into a generous lobby that has ample cupboards for coats and boot storage and leads into the large reception hallway with cloakroom and where a wing leads to all bedrooms. A door opens to the generous sitting room with open fireplace, a picture window to the front aspect and glazed sliding doors to the south facing garden and patio.

The dining room is accessed through glazed double sliding doors with a window to the front aspect and a hatch to the kitchen. The kitchen has a range of free standing appliances with window to the front aspect and glazed rear door. The study/bedroom 5 has a side aspect window and a range of fitted shelves and desk.

The principal bedroom suite is positioned at the end of the south wing with ample fitted wardrobes and dressing table. There is a generous en suite shower room with electric shower. It is a fully tiled room and has a WC and hand basin with side aspect window.

There are three further double bedrooms all with generous fitted wardrobes and served by the fully tiled family bathroom with WC and hand basin and a side aspect window. There are two airing cupboards, one housing the hot water cylinder.

The large loft access in the corridor is fitted with an easily retractable wooden ladder to access the extremely clean and spacious part-boarded, insulated loft with lighting.





Approximate Area = 1712 sq ft / 159 sq m

Garage = 315 sq ft / 29.3 sq m

Total = 2027 sq ft / 188.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Spencers of the New Forest Ltd. REF: 1130707





## Grounds and Gardens

The bungalow is discreetly set at the end of this desirable cul-de-sac with a stunning generous plot having mature boundaries of flowering cherry, liquidambar and rhododendrons. A cattle grid leads to the sweeping drive flanked by lawns and a pathway leads to the front entrance and gates to both sides of the bungalow leading to the beautiful private south facing walled gardens where there is a kidney shaped outdoor swimming pool. The whole is well planned with two brick built composting areas, potential for a small vegetable garden and an archway with mature flowering wisteria. There is also a wooden and glazed summer house/pool changing hut.

The integral garage is accessed from a covered rear porch next to the rear door from the kitchen and is where the wall mounted gas boiler is located. This is also where the solar panel inverters and meters are positioned as well as the air source heat pump for the swimming pool. This is a generous double garage with a wide metal electrically operated up and over door.

## Directions

From our office in the centre of the village, turn right and proceed in a westerly direction along Brookley Road passing through the watersplash and then turn right onto the Rhinefield Road. Proceed along the road, passing the Forest Park Hotel on the left before taking the seventh turning on the left into Oberfield Road. Take the first left turn into Whitemoor Road. The property can be found on the right hand side and is the second to last property on this pretty "no-through" lane.

## 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.





## Additional Information

Services: Mains electric, gas, water and drainage

Tenure: Freehold

Energy Performance Rating: D Current: 68 Potential: 83

Council Tax Band: G

The two south-facing solar PV systems, commissioned in 2011 and 2012, have a combined rating of 3.91kW. The 2024 feed-in tariff/export rate paid for all power generated, whether consumed on site or exported, is 74.385p per kWh. This government guaranteed tax-free return is index-linked (RPI) for 25 years from commissioning. The return to the homeowner in 2023 was almost £2500, in addition to the avoided cost of drawing power from the grid when the panels are generating.



## The Situation

The property is situated in a highly desirable cul-de-sac, close to the open forest and within easy reach of Brockenhurst village centre, which offers a mainline railway station with direct links to London Waterloo and a good local community of shops and restaurants.

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.





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

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