



Roseleigh

Meerut Road, Brockenhurst, SO42 7TD

SPENCERS
NEW FOREST





ROSELEIGH

MEERUT ROAD • BROCKENHURST

A unique opportunity to purchase a forest fronting detached four bedroom property offered with vacant possession. Built in 1982, the house would now benefit from a program of modernisation. Set in one of the most sought after locations in the village, being directly opposite to the forest at Butts Lawn within an easy walk of the village centre. Ample off road parking, large tandem double garage and delightful enclosed south facing garden.

£1,195,000



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The Property

A spacious entrance hallway has a straight staircase rising to the first floor, a cloakroom, storage cupboard and door to the integral tandem double garage.

Glazed double doors lead from the hall into the generous sitting room with large bay window to the front aspect, gas fire with stone surround and an archway leads to the dining room. There are sliding glazed doors to the south facing garden and a door to the kitchen breakfast room.

The kitchen has ample storage in wooden limed oak units and there is room for dining furniture. Appliances include an eye level fan oven and grill, gas hob and extractor. The kitchen is open to the utility room with sink unit and space for a fridge freezer, dishwasher, the laundry and a side door leads to the garden.

The first floor landing has an airing cupboard and loft access hatch and access to the four double bedrooms and the family bathroom.

The large principal bedroom has two sets of double wardrobes and a generous en suite shower room. Bedroom two is again a very spacious room with two sets of double wardrobes. Bedroom three and four are to the rear of the house and overlook the south facing garden.

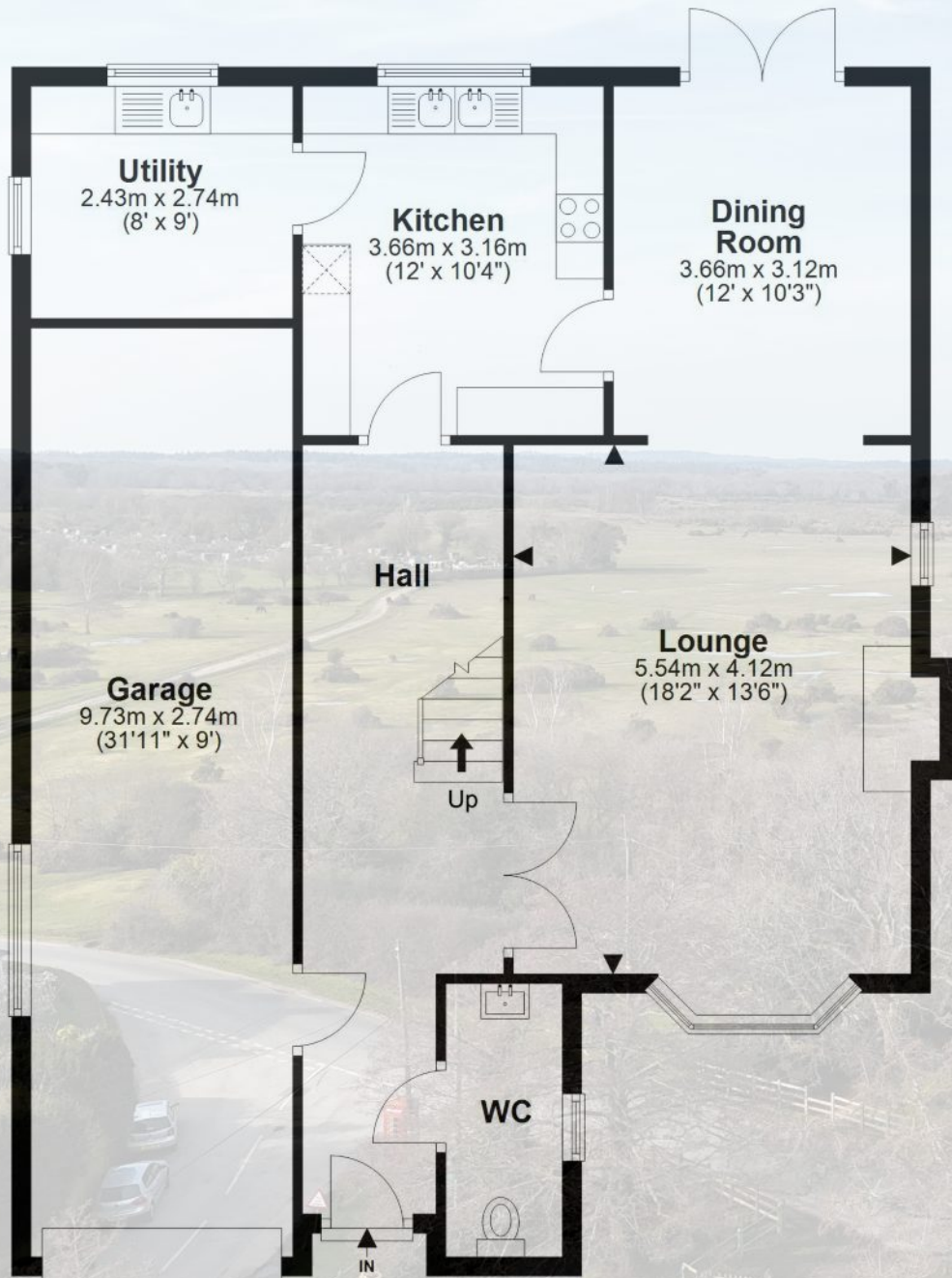
Grounds & Gardens

The approach is through a five-bar gate to a generous driveway in front of the garage. There is access via secure high gates to both sides of the property.

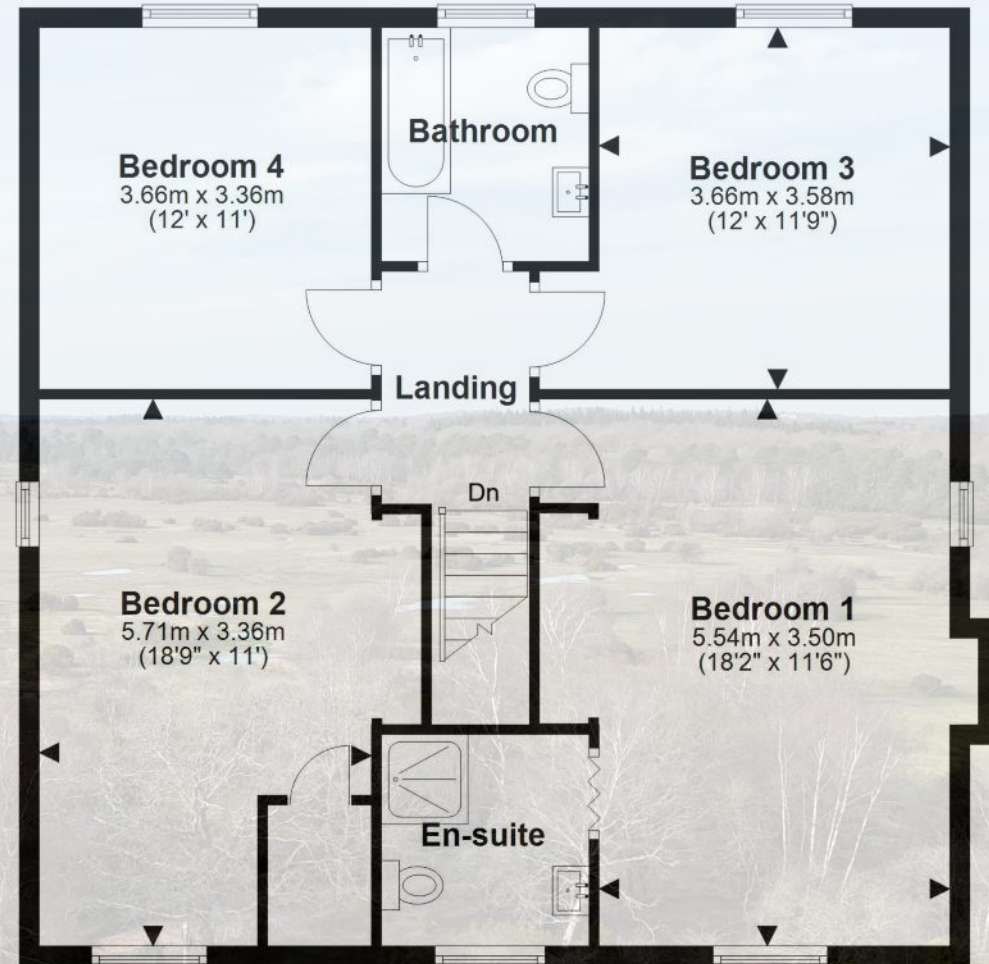
The south facing rear garden is mainly laid to lawn and has some specimen trees including a mature magnolia. There is a stone patio to the rear of the property and a timber garden shed. The whole enjoys good privacy.

Floor Plan

Ground Floor



First Floor



Approx Gross Internal Areas
House: 159.7 sqm / 1718.9 sqft
Garage: 27.9 sqm / 300.3 sqft

Total Approx Gross Area: 187.6 sqm / 2019.2 sqft



Directions

From our office in Brockenhurst turn right onto Brookley Road and at the end of the road turn right on to Rhinefield Road. Take the first turning on the right into Meerut Road and the property can be found on your right hand side just after the turning for Butts Lawn.

Services

Tenure: Freehold

All mains services connected

Energy Performance Rating: TBC

Council Tax Band: G

The Situation

The property is situated on the highly sought after Meerut Road, directly opposite the open forest offering extensive riding and walking. Brockenhurst village centre is easily accessible, offering a mainline railway station with direct links to London Waterloo (approximately 90 minutes) and a good local community of shops and restaurants.

Approximately 4 miles to the South is the Georgian market town of Lymington with its extensive and world renowned yachting facilities, a ferry service to Yarmouth, Isle of Wight and 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:

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com