



2 Culverly View

Burley Road, Brockenhurst, SO42 7TB

SPENCERS
NEW FOREST



2 CULVERLEY VIEW

BURLEY ROAD • BROCKENHURST • NEW FOREST

An attractive and generous two/three bedroom semi-detached period cottage set within the cattle grid affording open views over the open forest to the front yet being within close proximity of the village amenities. The property is set in delightful gardens and further benefits from a garage and off road parking to the rear. The property offers scope for further modernisation and extension (STP).

£725,000



2



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2







The Property

The accommodation is arranged across two floors and has been cleverly configured to enjoy the outstanding elevated views afforded to the front. The ground floor comprises an entrance lobby with cloakroom and under stairs storage. The entrance lobby opens into a large bright sitting room with woodburning stove to one end and overlooks the open forest to the front.

Leading from the sitting room is an opening with step up to the ceramic tiled breakfast area with access to the garden through a set of patio doors to the side plus door to the rear garden. The breakfast room is adjacent to the kitchen and linked with an arched opening above the granite worktop.

The kitchen comprises both base cupboard and eye level storage units, corner sink with mixer taps and window overlooking the rear garden. The De Detreich range is with double oven and five gas ring hob and contemporary extractor overhead. Integrated appliances consists of dishwasher, under counter freezer and separate fridge. An opening from the kitchen then links back to the sitting room.

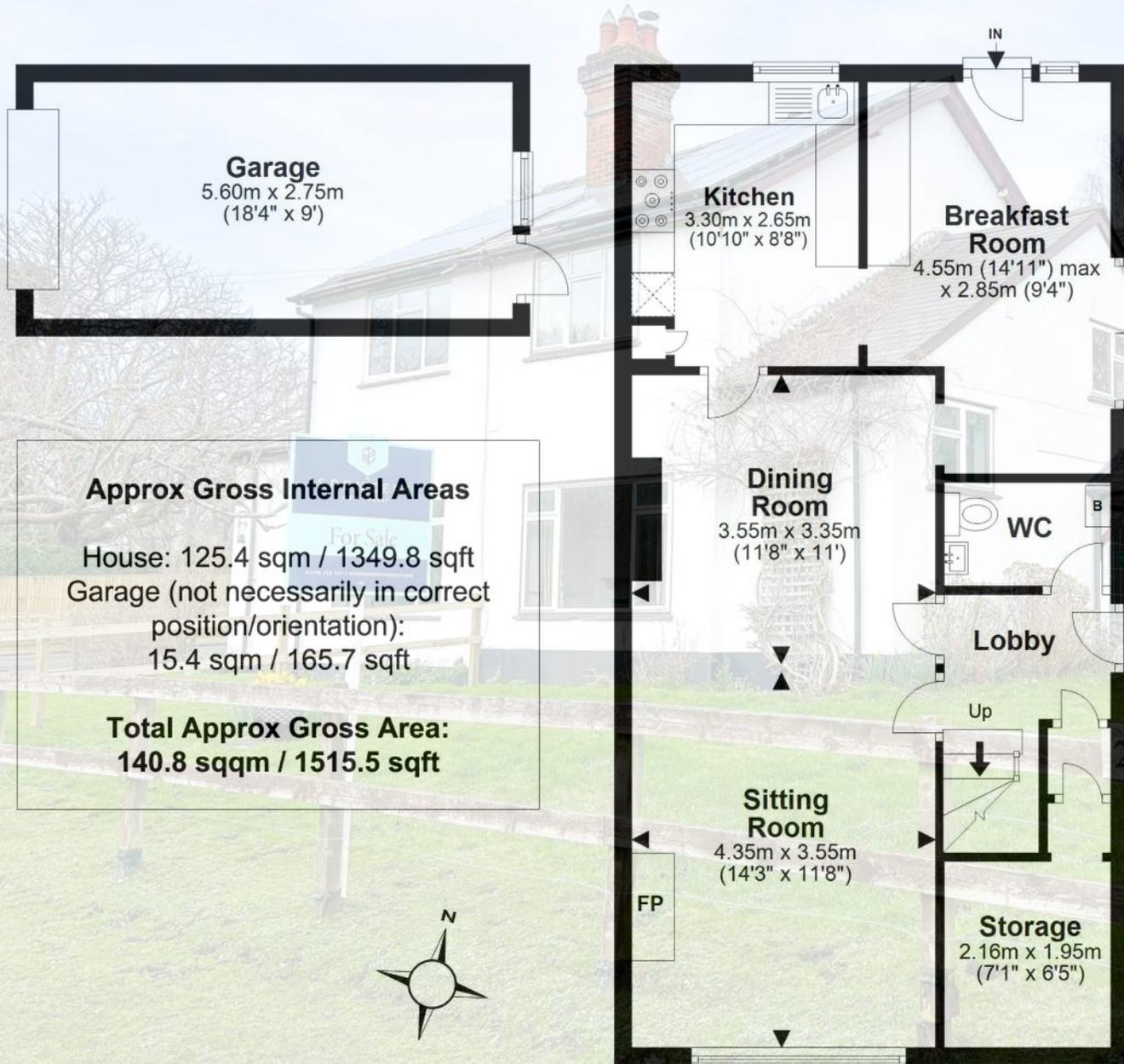
From the entrance hall, a stairwell leads up to a half landing with a small study with views to the side garden and forest to the front. Off the first floor landing is a large cupboard with plumbing for washing machine and two generous size bedrooms both with en-suite bathrooms.

The main bedroom is set across the full width of the rear with views over the rear garden. This bedroom has fitted wardrobes and a large ensuite with free standing bath and wc and two separate wash basins on a plinth. This bedroom offers potential to be split into two bedrooms if preferred. The second bedroom is again of good proportions with elevated views across the open forest to the front and an en-suite shower room with wc, wash basin and shower.

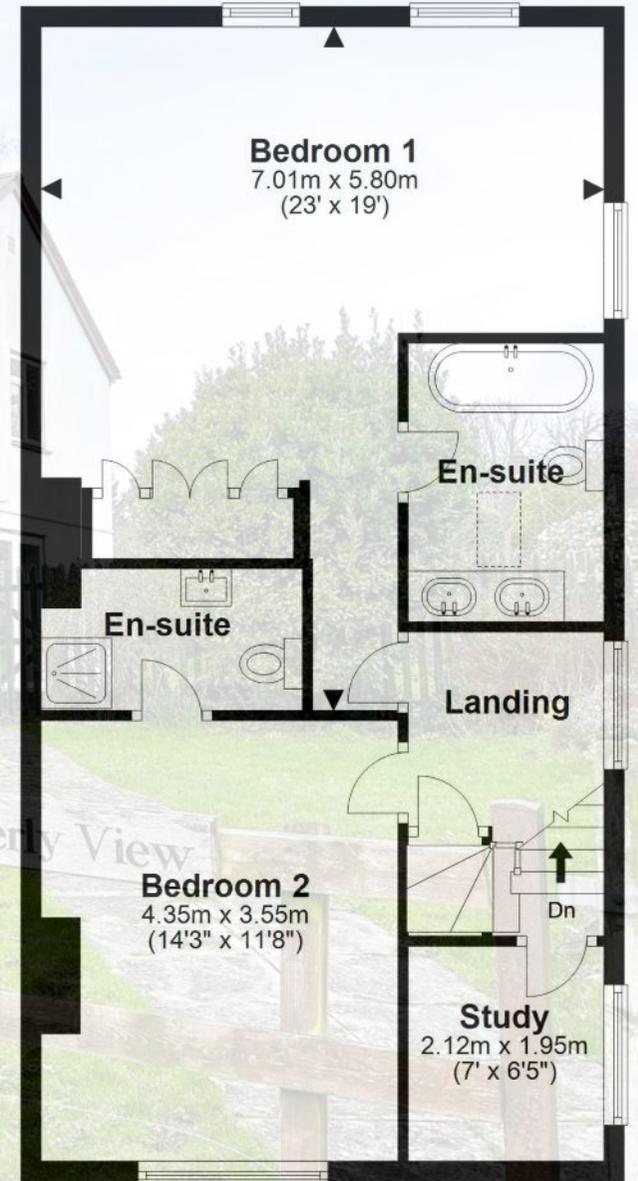


Floor Plan

Ground Floor



First Floor



Approx Gross Internal Areas
House: 125.4 sqm / 1349.8 sqft
Garage (not necessarily in correct position/orientation): 15.4 sqm / 165.7 sqft
Total Approx Gross Area: 140.8 sqm / 1515.5 sqft





Grounds & Gardens

A picket gate opens into the gardens which wrap around the side of the property and extend out into an area of landscaped garden at the rear, where a brick paved pathway dissects areas of raised beds and leads to the separate garage and driveway. The grounds are flanked by picket fence borders adjoining open forest land to the front.

Directions

From our office in Brookley Road turn right and proceed to the end of the road, over the Watersplash, before turning left onto Rhinefield Road. Proceed along the Burley Road for approximately a quarter of a mile and the property can be found on the right hand side. Take the right hand turn into Armstrong Road and parking and access is available in front of the left hand garage.

Services

Energy Performance Rating: C Current: 78 Potential: 81

Council Tax Band: E

Tenure: Freehold

All mains services connected

The Situation

The property is situated in a prime position on the western periphery the village of Brockenhurst in Burley Road, close to an area known as South Weirs. The open forest is accessed across the road from the property and there are many miles of countryside for walking and riding. Brockenhurst village centre is easily accessible offering a mainline station with direct access to London Waterloo (approximately 90 minutes) and an extensive range of local shops and restaurants. About 4 miles south is the Georgian market town of Lymington with its extensive yachting facilities, a ferry service to Yarmouth, Isle of Wight and a Saturday 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.





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. There is a second ford in the Waters Green area of the village, and this flows continuously throughout the year. From beyond this the Weirs stream meets the river formed by the Blackwater and Ober Water to become the Lymington River.

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 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 or 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



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

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