



2 Headington

Meerut Road, Brockenhurst, SO42 7TD

SPENCERS
NEW FOREST





2 HEADINGTON

MEERUT ROAD • BROCKENHURST

A unique opportunity to purchase this superb forest fronting property enjoying far reaching views, which has undergone an extensive programme of extension and renovation to exacting standard and which now offers beautifully presented, spacious and contemporary accommodation with four double bedrooms and generous living accommodation.

£1,150,000



4



3



2





The Property

Believed to have been built in 1923, the property has been extended in more recent times to provide accommodation extending to 1924 sq ft.

An enclosed porchway to the front opens into a central reception hall with seating area with views across the open forest and access to a cloakroom and stairs lead to the first floor. From here glazed doors lead into the generous sitting room/dining room with herringbone oak flooring, bi fold doors out onto the rear terrace and garden.

To the other side of the hall is a contemporary style kitchen with quartz work surfaces and an abundance of wall and base level storage units complemented by a large kitchen island supplying further storage. There is space for a large range cooker and fridge/freezer. The rear wall features brick slips and large window with views over the rear garden. To the front of the kitchen is a seating area, again with views across the open forest, and access to a useful boot room with door to the front driveway. Further access to the rear garden is via a stable style door from the kitchen.

The first floor offers four double size bedrooms set off a generous landing providing good storage with the main and second bedrooms to the front of the property enjoying far reaching views across the open forest. The main bedroom boasts dressing areas and a good size en-suite with four piece suite and radiator.

The three further bedrooms are serviced by a shower room with WC and wash basin which completes the first floor.



Ground Floor



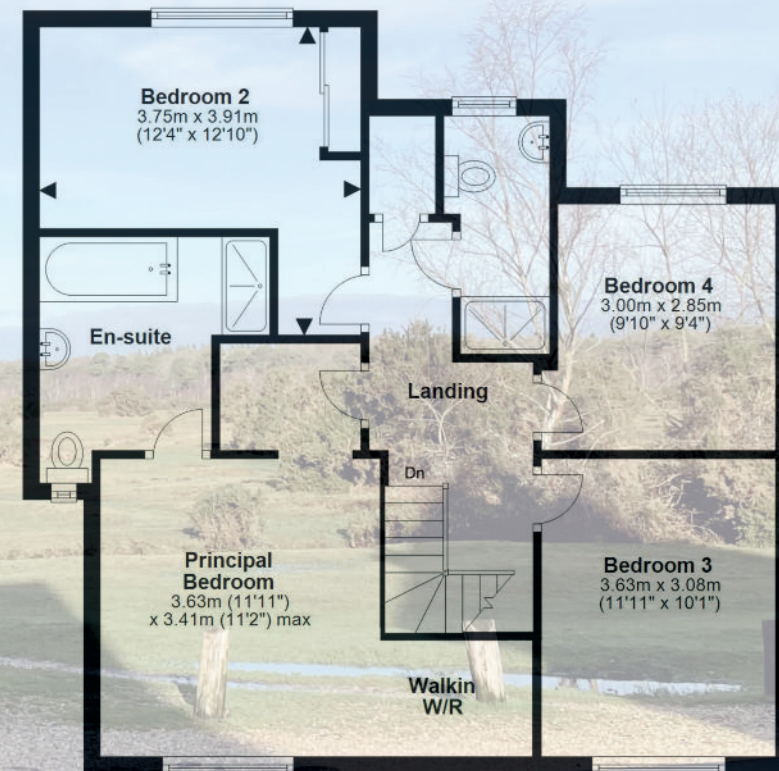
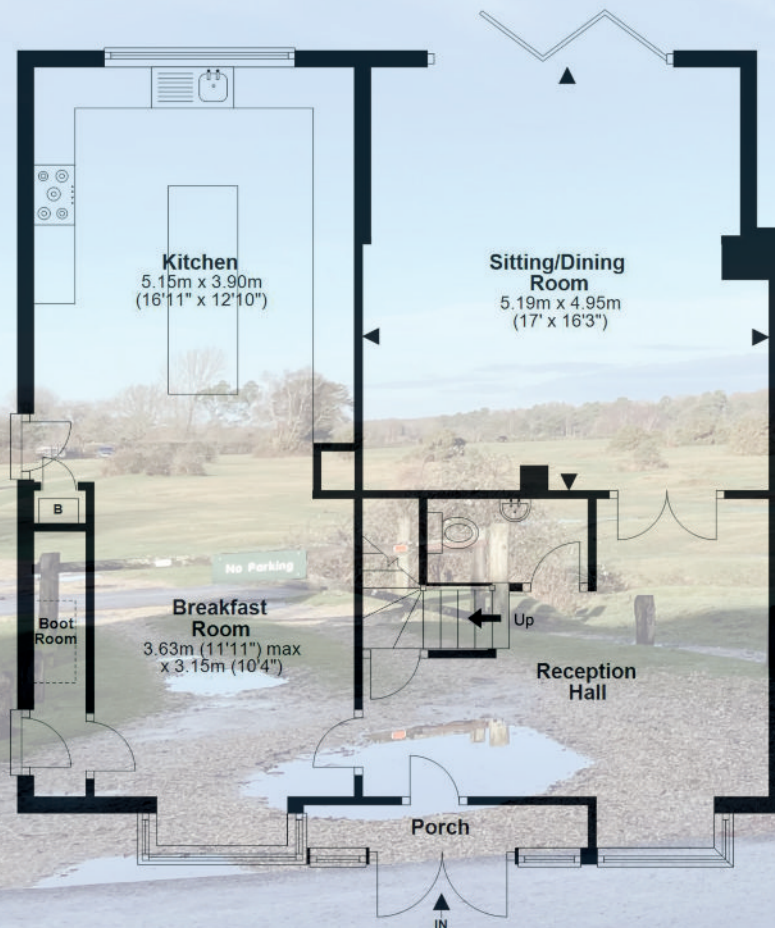
Approx Gross Internal Areas

House: 150.8 sqm / 1623.2 sqft
Home Office: 28.0 sqm / 301.4 sqft

Total Approx Gross Area: 178.8 sqm / 1924.6 sqft

Floor Plan

First Floor







Grounds & Gardens

A good size sunny south-east facing garden offers seclusion and privacy and a large terrace. A newly erected 7m x 4m garden room is a real feature of the property and can be used for a wide range of purposes from art studio, to home office, to gym. There is further storage to the side of the garden room accessible via an external door.

To the side of the property is further parking which can be accessed via double wooden gates, ideal for a boat or campervan. The front of the property has parking for four cars on a gravel driveway accessed through a five bar gate.

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 past Careys Cottages.

Additional Information

All mains services connected

Council Tax Band: E

Energy Performance Rating: C Current: 74 Potential: 83







The property offers outstanding uninterrupted views of the open forest and further benefits from off road parking and good size gardens



Situation

The property is situated in the highly sought after location of Meerut Road, directly opposite the open forest offering extensive options for riding and walking. Brockenhurst village centre is easily accessible, offering a mainline railway station with direct links to London Waterloo 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 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.

Points of Interest

Brokenhurst Manor Golf Club	1.7 miles
Brockenhurst Train Station	0.8 miles
Brockenhurst College	0.5 miles
The Pig	1.5 miles
Lymington High Street	5.6 miles
Lime Wood Hotel	5.4 miles



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 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:

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA

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

www.spencersnewforest.com