



1 The Mews

17 Brookley Road, Brockenhurst, SO42 7AD

SPENCERS
NEW FOREST





1 THE MEWS

17 BROOKLEY ROAD • BROCKENHURST

An attractive three bedroom cottage style end of terrace property, forming part of a beautiful converted period house, offering in excess of 1350 sq. ft of accommodation set across three floors. The property benefits from a central village location as well as two off road parking spaces and a courtyard garden.

£525,000



3



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The Property

To the ground floor, a central hallway extends the full width of the property and links to an impressive double aspect sitting/dining room with feature bay incorporating French doors opening onto the private courtyard garden.

Set to the other side of the hallway is a good sized kitchen/dining room fitted with a range of modern units and appliances. There is also a wc to this level.

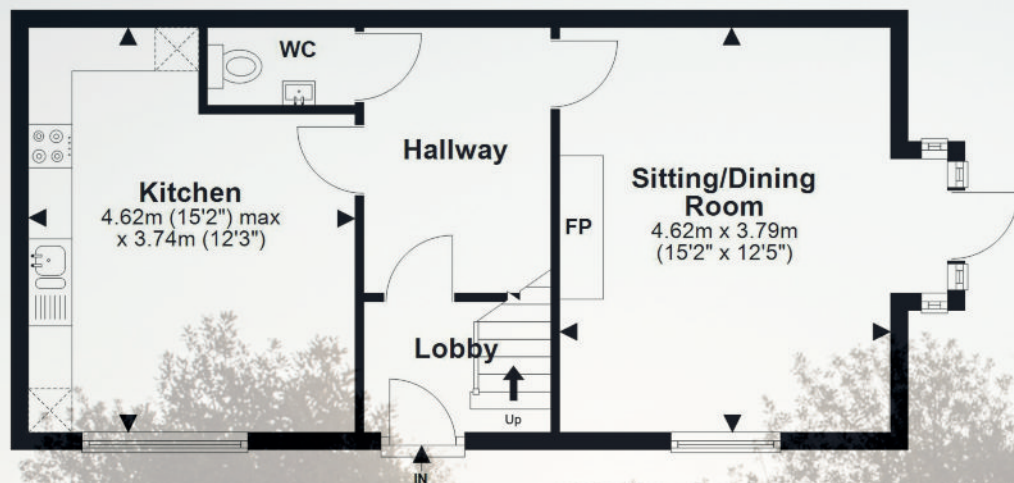
From the hallway, stairs rise to the first floor which in turn links to a double aspect guest bedroom with feature bay window, a third bedroom and a family shower room.

From the first floor landing, stairs lead to the second floor and superb principal bedroom with a large en suite bathroom.



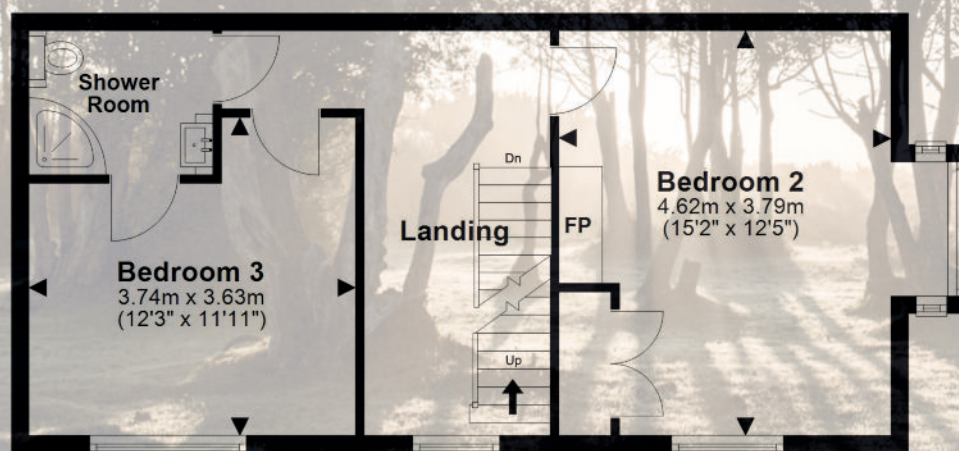
Floor Plan

Ground Floor

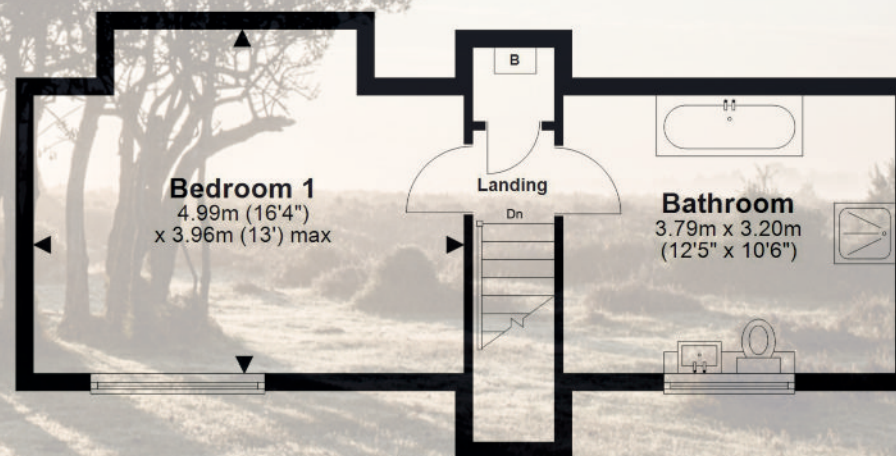


Approx Gross Internal Area
128.6 sqm / 1384.1 sqft

First Floor



Second Floor





Grounds & Gardens

The property benefits from a courtyard paved patio garden and mature hedging to the front and two allocated off road parking spaces.

Directions

From our office in Brockenhurst, turn left and proceed along Brookley Road passing the turnings for Sway Road and Auckland Avenue. The property can be found shortly afterwards on the right hand side.

Situation

The property enjoys a fantastic position being ideally located within yards of the centre of Brockenhurst Village and a good selection of boutique shops, everyday stores, cafes and restaurants catering for everyday needs. The mainline railway station is within easy reach offering direct links to Southampton Central, Winchester and London Waterloo.

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.

Important Notice

Spencers Property 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

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: D Current: 59 Potential: 82

Services: Mains gas, electric, water and drainage

Heating: Gas central heating

Property Construction: Standard construction

Conservation Area: Brockenhurst

Flood Risk: Very low

Current broadband supplier: BT

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Mobile coverage: No known issues, buyer to check with their provider.

Agents Note: The property is part of a mews made up of 4 properties whom all have rights of way over the courtyard registered under a separate deed. All properties have covenants to maintain the courtyard, not to change certain exterior decoration with the consent of the other property owners and to allow access to the property for maintenance and repair of essential services where necessary. There is also a restriction on the property title obliging owners to enter into a deed of covenant with the other residents of the mews properties to confirm that everyone will comply with these covenants.



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

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