



11 Forest Hall

Lyndhurst Road, Brockenhurst, SO42 7QQ

SPENCERS
NEW FOREST





11 FOREST HALL

BROCKENHURST • NEW FOREST

Set in a secluded position within this popular cul-de-sac in the heart of Brockenhurst, this three bedroom end terrace house is within a flat walk of all village amenities, the mainline railway station and the open forest.

The accommodation is well planned with a delightful lounge which opens to the dining room and in turn to the conservatory. There is a private rear garden and garage in a nearby block.

£499,950



3



2



1





The Property

The entrance door leads into a light hallway where stairs rise to the first floor with under stairs storage and a door leads to the cloakroom.

Glazed double doors open to the generous sitting room with a bay window to the front aspect. There is an attractive gas fireplace and surround and a further set of glazed double doors open to the dining room, allowing a generous space for ease of entertaining.

The dining room has a parquet floor and an arched opening leads to the kitchen. There are also glazed doors to the conservatory, which overlooks the rear garden. The kitchen has a comprehensive range of wooden storage units, wall units and display shelves. The Worcester gas boiler is wall mounted in a cupboard. There is an integral Neff dishwasher, integral Neff oven and grill with hob above. Space for a washing machine and a fridge freezer, ceramic tiled floor.

There are three bedrooms to the first floor, two double rooms with fitted wardrobes and a generous single room. The bedrooms are served by the family bathroom, which has a curved shower cubicle, a white suite including a bath, WC and hand basin and there is a heated towel rail. The landing has a double airing cupboard housing the water tank and a hatch to the loft storage.

Grounds & Gardens

The property is positioned in a quiet corner and has a generous and private front garden laid to lawn with a pathway running along the side of the house to the rear garden. There is a slim timber shed.

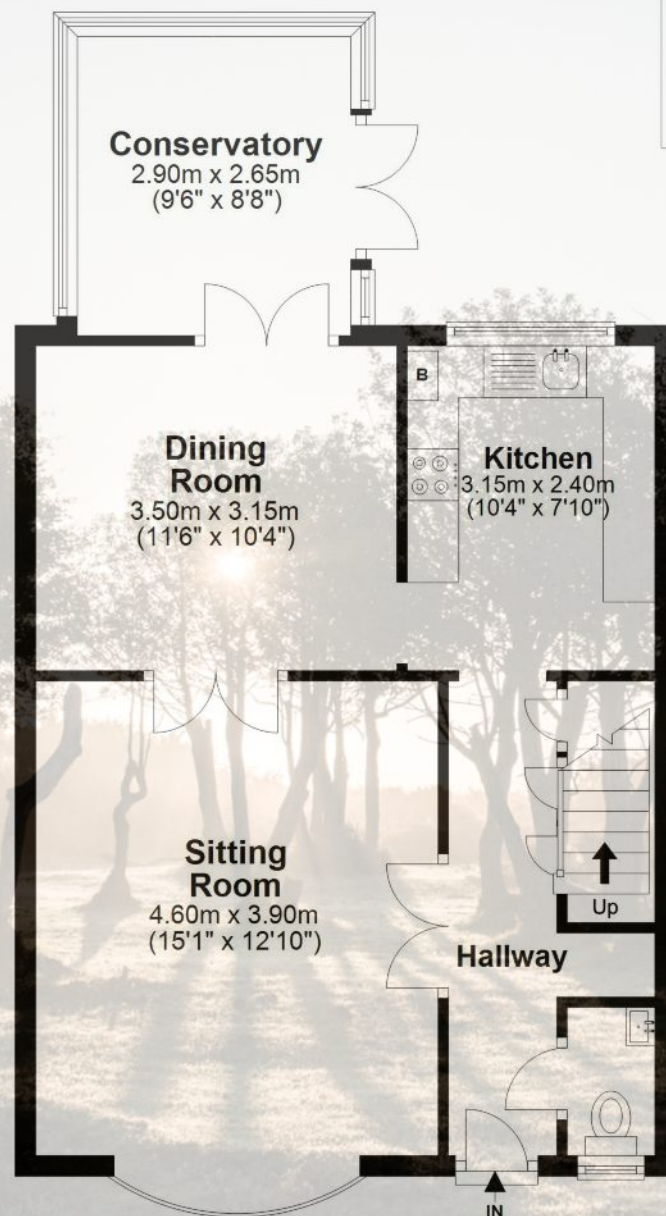
The conservatory enjoys views over the rear garden, which is also laid to lawn with an area of patio at the end of the garden to enjoy al fresco dining. A garage with new up and over metal garage door is in a nearby block and there is ample parking in the cul-de-sac.



Garage
5.00m x 2.50m
(16'5" x 8'2")

Floor Plan

Ground Floor



Conservatory
2.90m x 2.65m
(9'6" x 8'8")

Dining Room
3.50m x 3.15m
(11'6" x 10'4")

Kitchen
3.15m x 2.40m
(10'4" x 7'10")

Sitting Room
4.60m x 3.90m
(15'1" x 12'10")

Hallway

Up

IN

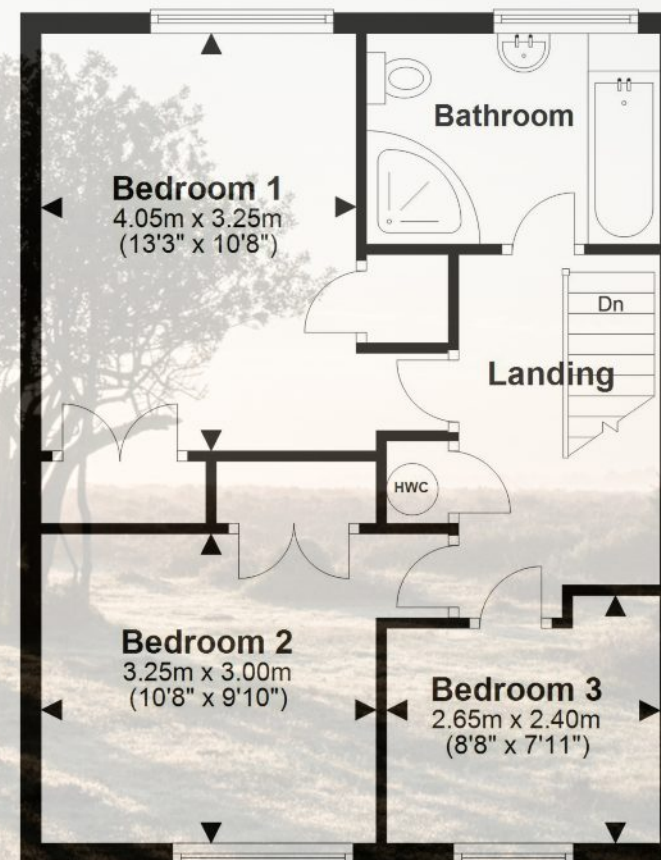
Approx Gross Internal Areas

House: 102.7 sqm / 1105.5 sqft

Garage (in separate Block): 12.5 sqm / 134.5 sqft

Total Approx Gross Area: 115.2 sqm / 1240.0 sqft

First Floor



Bedroom 1
4.05m x 3.25m
(13'3" x 10'8")

Bathroom

Landing

Dn

HWC

Bedroom 2
3.25m x 3.00m
(10'8" x 9'10")

Bedroom 3
2.65m x 2.40m
(8'8" x 7'11")



Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: D Current: 67 Potential: 86

Services: Mains gas, electric, water and drainage

Gas central heating

Property construction: Standard Construction

Flood Risk: Very low

Cable broadband

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.

Directions

Turn right out of our office in Brookley Road. Continue to the end of the road and turn left onto Lyndhurst Road. Forest Hall is the second turning on the left.

Important Notice

Spencers 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 confirm the position to you.



This leafy village on the southern edge of the New Forest has everything you could want for family life in the Forest



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.



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

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