



Southease *Balmer Lawn Road, Brockenhurst, SO42 7TT*

SPENCERS
NEW FOREST





SOUTHEASE

BALMER LAWN ROAD • BROCKENHURST

A delightful three bedroom detached forest fronting bungalow with ample parking, a conservatory, detached tandem double garage and workshop. With an easily maintained south west facing garden which overlooks paddocks to the rear. This is the first time the property comes to the market for over 30 years and in that time it has been a very loved family home. Presenting an excellent opportunity to refurbish or extend, subject to the necessary planning consents.

£795,000





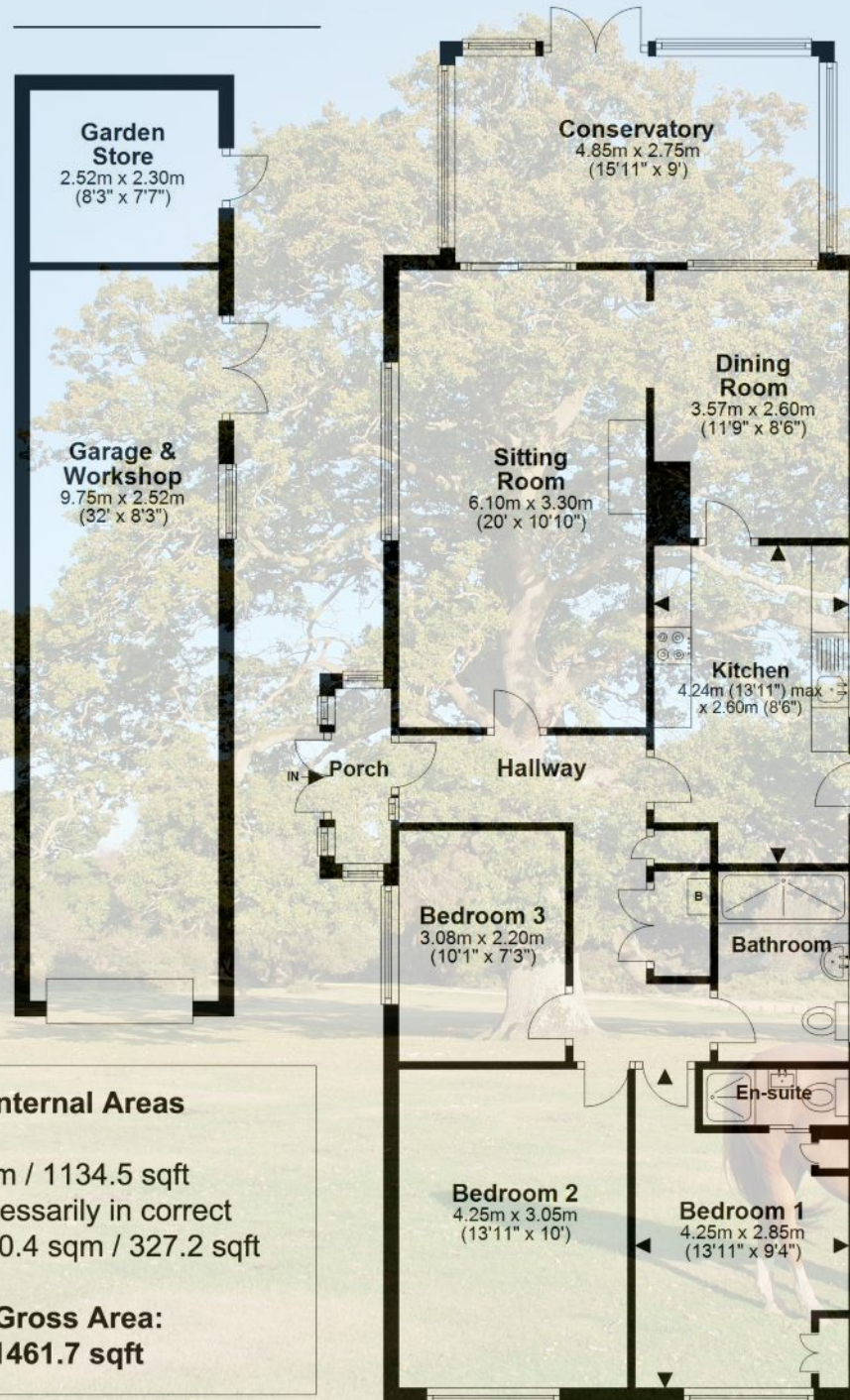
The Property

A white five bar gate overlooks the forest and leads to a large gravel driveway with parking for several vehicles. There is a pathway along the left side of the bungalow leading to a UPVC glazed entrance porch and into the hallway of the bungalow with a cloak cupboard and an airing cupboard housing the baxi combination gas boiler.

The spacious sitting room has glazed doors to the conservatory and an archway opens to the dining room. There is a gas fire in the sitting room and windows to the easterly aspect. The dining room overlooks the conservatory and a glazed door leads into the kitchen. The kitchen is a galley style with ample storage provision and space for appliances include a dishwasher, washing machine, upright fridge and separate upright freezer. A further glazed door leads to the outside and the gardens.



Floor Plan



Approx Gross Internal Areas

House: 105.4 sqm / 1134.5 sqft
Outbuilding (not necessarily in correct position/orientation): 30.4 sqm / 327.2 sqft

Total Approx Gross Area:
135.8 sqm / 1461.7 sqft



The Property Continued...

At the end of the hallway the three bedrooms and family shower room are located. Bedroom one and two are at the front of the property with delightful views towards the forest and bedroom three has a side aspect window. The shower room has a large walk-in cubicle, hand basin, WC and heater.

Grounds & Gardens

The approach is through a white five bar gate to the generous gravel driveway and a path leads around the bungalow. The property is positioned opposite the forest with easy access to delightful walks.

The rear garden is south west facing and is laid to lawn with a large area of patio running behind the conservatory. Behind the garden fence are paddocks, so the whole enjoys a good level of privacy.

Directions

From our office in Brookley Road turn right and take the first left into Grigg Lane, proceed along to the end and over the cattle grid to the junction with the Lyndhurst Road (A337). Turn left and take the first right in front of the Balmer Lawn Hotel onto the Balmer Lawn Road. The property can be found on the right hand side after the section of open forest on the left.





Services

Tenure: Freehold

All mains services connected

Energy Performance Rating: D Current: 60 Potential: 82

Council Tax Band: E

The Situation

The property is situated in a prime position on Balmer Lawn Road, overlooking the open forest, but easily accessible to the centre of the village. Brockenhurst offers a main line rail station serving London Waterloo (approximately 90 minutes), an extensive range of shops and restaurants, a tertiary college, primary school and 18 hole championship golf course.

Approximately ten miles to the south is the Georgian market town of Lymington, renowned for its yachting facilities. Some four miles to the north is the village of Lyndhurst, just beyond which is Junction 1 of the M27 motorway, which links to the M3 and access to London.

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 confirm the position to you.



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

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

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

www.spencersnewforest.com