



**Michelmersh**

*Broadlands Road, Brockenhurst, SO42 7SX*

**SPENCERS**  
NEW FOREST









# MICHELMERSH

## BROADLANDS ROAD • BROCKENHURST

*Set on a highly regarded forest track, this spacious and individually built four-bedroom detached bungalow occupies a beautifully secluded south-facing plot of approximately 0.6 acres, directly fronting the open forest.*

*The accommodation offers generous proportions in excess of 2600 sq ft with high ceilings and large windows making it light and airy. Further benefits include a double garage, extensive parking and further scope for extension (STP).*

£1,650,000



4



2



3







## The Property

A covered porch leads into a generous reception hall with double doors opening to both the drawing and dining rooms. The impressive 36ft drawing room features a Michelmersham brick open fireplace and two sets of patio doors opening onto a south-facing terrace and gardens.

An archway connects to the dining room, which leads into the well-equipped kitchen/breakfast room, fitted with ample storage, a breakfast bar, Neff double oven, Stoves five-burner gas hob, integrated freezer, and tiled splashbacks.

The adjacent utility room includes further storage, a worktop with sink, space and plumbing for laundry appliances, and access to both the front driveway and a side entrance. A cloakroom is also accessible from here.

The bungalow offers four large double bedrooms. The principal bedroom boasts three sets of built-in wardrobes and a spacious modern wet room. A guest bedroom includes built-in wardrobes and an en-suite shower room, while the remaining two bedrooms also feature built-in wardrobes. A family bathroom completes the accommodation.

Though the bungalow would benefit from some modernisation, recent updates include new double-glazed windows and doors, and a new boiler fitted in 2023.

## Grounds & Gardens

A private 60m driveway leads to a turning and parking area in front of the bungalow. The front boundary adjoins the open forest, offering picturesque views. A double integral garage with twin electric doors includes a courtesy door to the rear garden.

The sunny, south-facing rear garden is mostly lawned with a large sun terrace, bordered by mature trees and shrubs for excellent privacy. The lawn wraps around to the western side, and there is also a good-sized workshop with power and lighting.







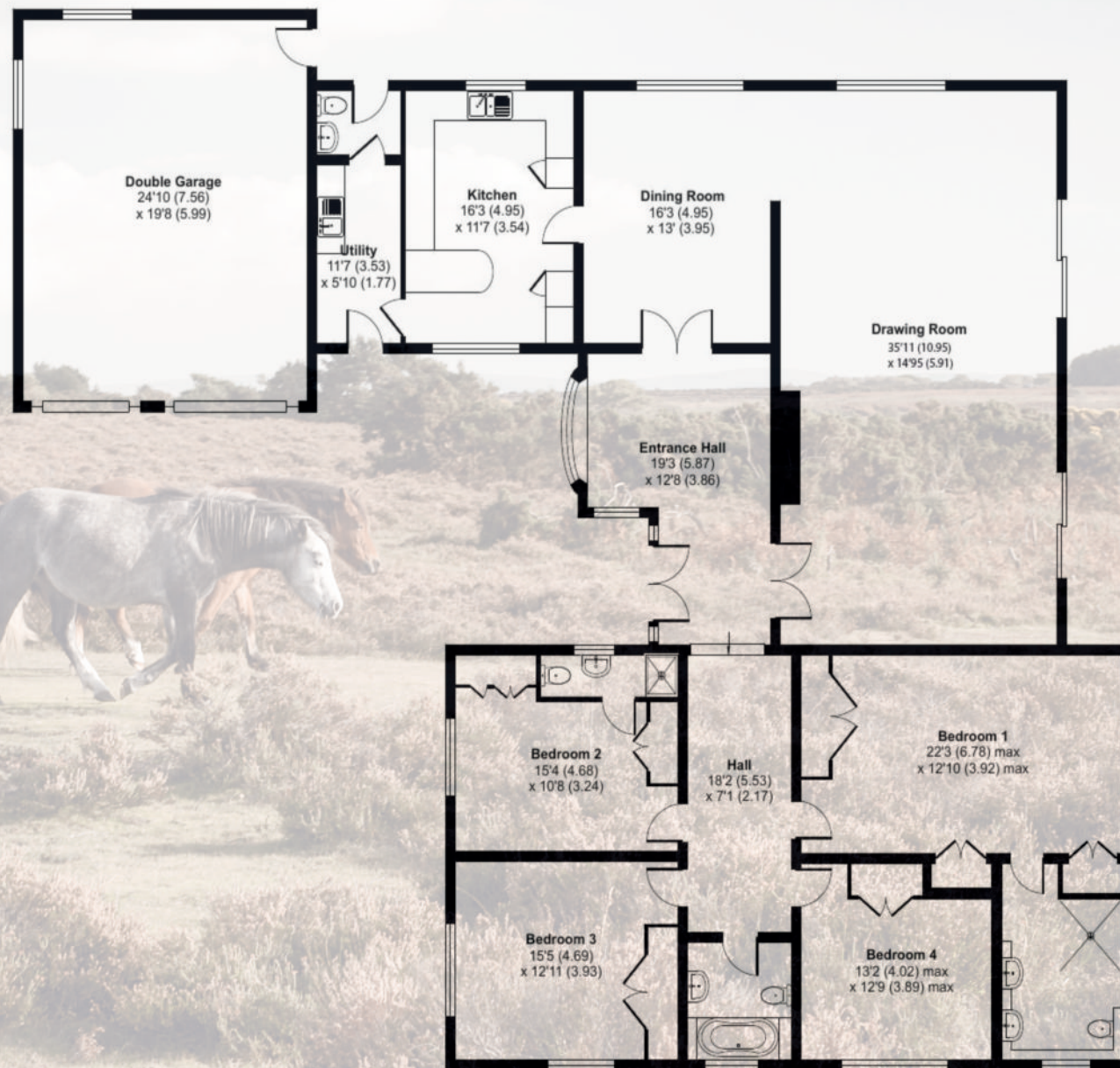


Approximate Area = 2657 sq ft / 246.8 sq m

Garage = 487 sq ft / 45.2 sq m

Total = 3144 sq ft / 292 sq m

For identification only - Not to scale



GROUND FLOOR















## Directions

From our office in Brookley Road, turn right and proceed over the Watersplash, before turning right onto Rhinefield Road. Continue along the Rhinefield Road passing The Forest Park Hotel, before turning left into Broadlands Road where the property can be found immediately on the right.

## Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: C Current: 70 Potential: 78

Mains electricity, gas, water and drainage.

Gas Central Heating

Property construction: Standard construction

Broadband: FFTP - Fibre to the property directly

Ultrafast broadband with speeds of up to 1800Mbps is available at the property (Ofcom)

Commoners Rights

The property is affected by a tree preservation order (TPO)

## Agents Note

Scope to site a range of solar panels on the south facing roof if desired.





## Situation

The property is located in a rarely available and highly sought after location in a private no through lane. The open forest is accessed via a footpath leading down into North Weirs or at the start of the lane, where the forest lies opposite. The village offers a mainline railway station with direct links to London Waterloo in approximately 90 minutes and a good local community of shops and restaurants.

The Georgian coastal town of Lymington is only 4 miles to the south with its famous Saturday country market, extensive yachting facilities and ferry service to the Isle of Wight. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3, giving access to London.

## Property Video

Point your camera at the QR code to view our professionally produced video.







*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.

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 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.





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

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