



Letterfearn

5 Forest Glade Close, Brockenhurst, Hampshire, SO42 7QY

SPENCERS
NEW FOREST





A substantial four bedroom bungalow offering flexible living accommodation in a highly sought after cul-de-sac location.

The Property

Forming part of an exclusive development on the edge of the village of Brockenhurst, this extended bungalow offers well proportioned rooms throughout.

A large and imposing entrance hall with side panel windows opens into the main hallway. Set opposite the entrance hall and accessed via double doors is a triple aspect sitting room with feature fireplace and sliding doors onto the rear terrace.

The kitchen is fitted with a comprehensive range of oak units and built-in appliances with the benefit of a fully shelved pantry cupboard. Adjoining the kitchen is a utility area which in turn opens into the garage and out onto a small courtyard area.

Set across the hallway from the kitchen is a formal dining room with sliding doors out onto the rear terrace. The dining room links to the extension which comprises a home office, music room and a delightful triple aspect garden room which again opens onto the rear terrace. This area offers considerable potential and could possibly be opened out and linked to the existing kitchen to create one large open plan kitchen/dining/family room (subject to the relevant consents being granted).

The bedroom accommodation is set at the other end of the property and includes a master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Three of the bedrooms also feature built-in wardrobes.

£1,095,000



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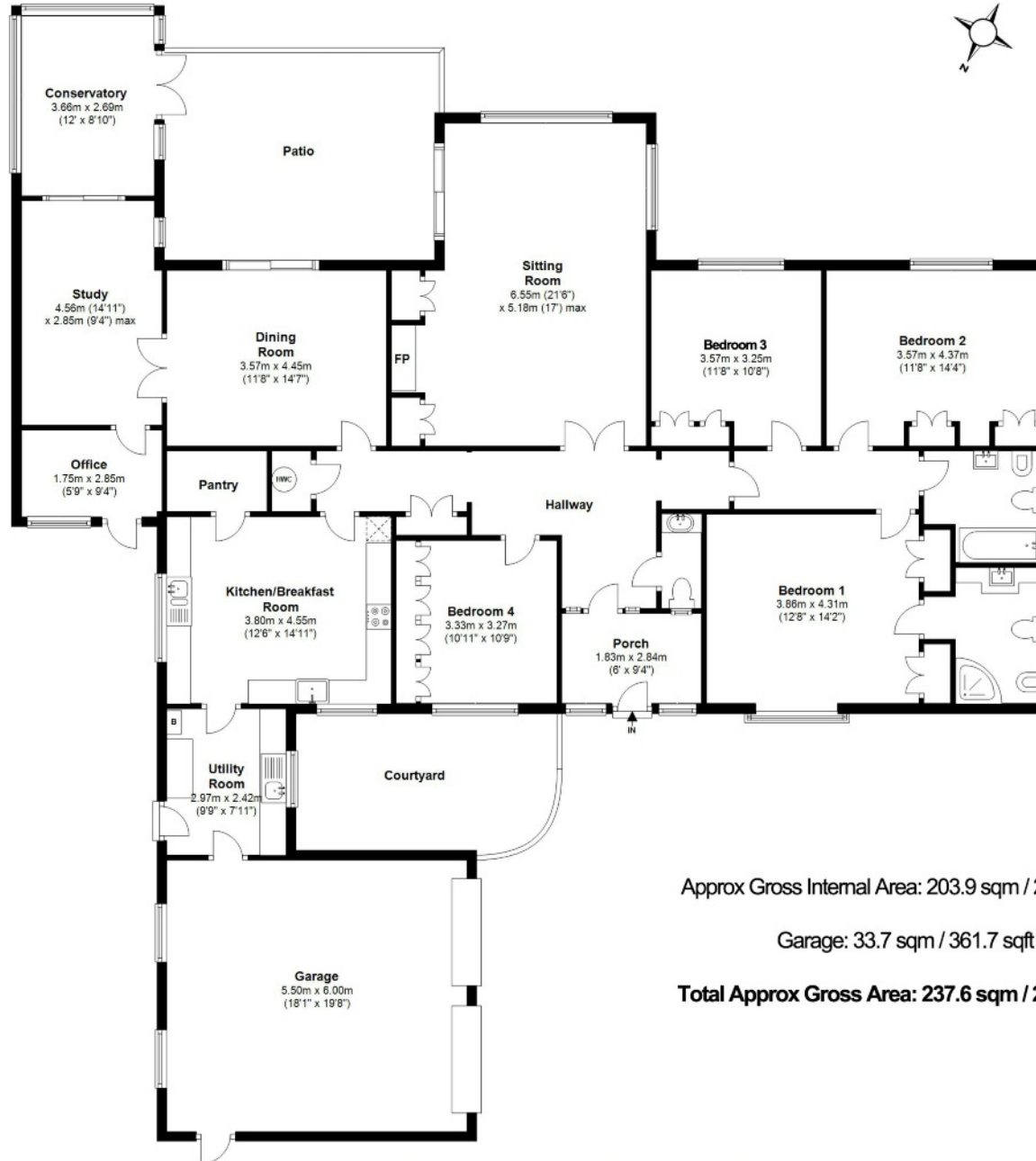


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FLOOR PLAN



Approx Gross Internal Area: 203.9 sqm / 2194.8 sqft

Garage: 33.7 sqm / 361.7 sqft

Total Approx Gross Area: 237.6 sqm / 2556.5 sqft

Illustration for identification purposes only; measurements are approximate, not to scale.
Plan produced using PlanUp.

5 Forest Glade Close











The property is offered with no forward chain and benefits from landscaped gardens, a double garage and off road parking.

Grounds & Gardens

The property is accessed via a five bar gate opening onto a brick paved driveway which sweeps round to the front of the bungalow.

The driveway offers off road parking for multiple vehicles and links to the double garage.

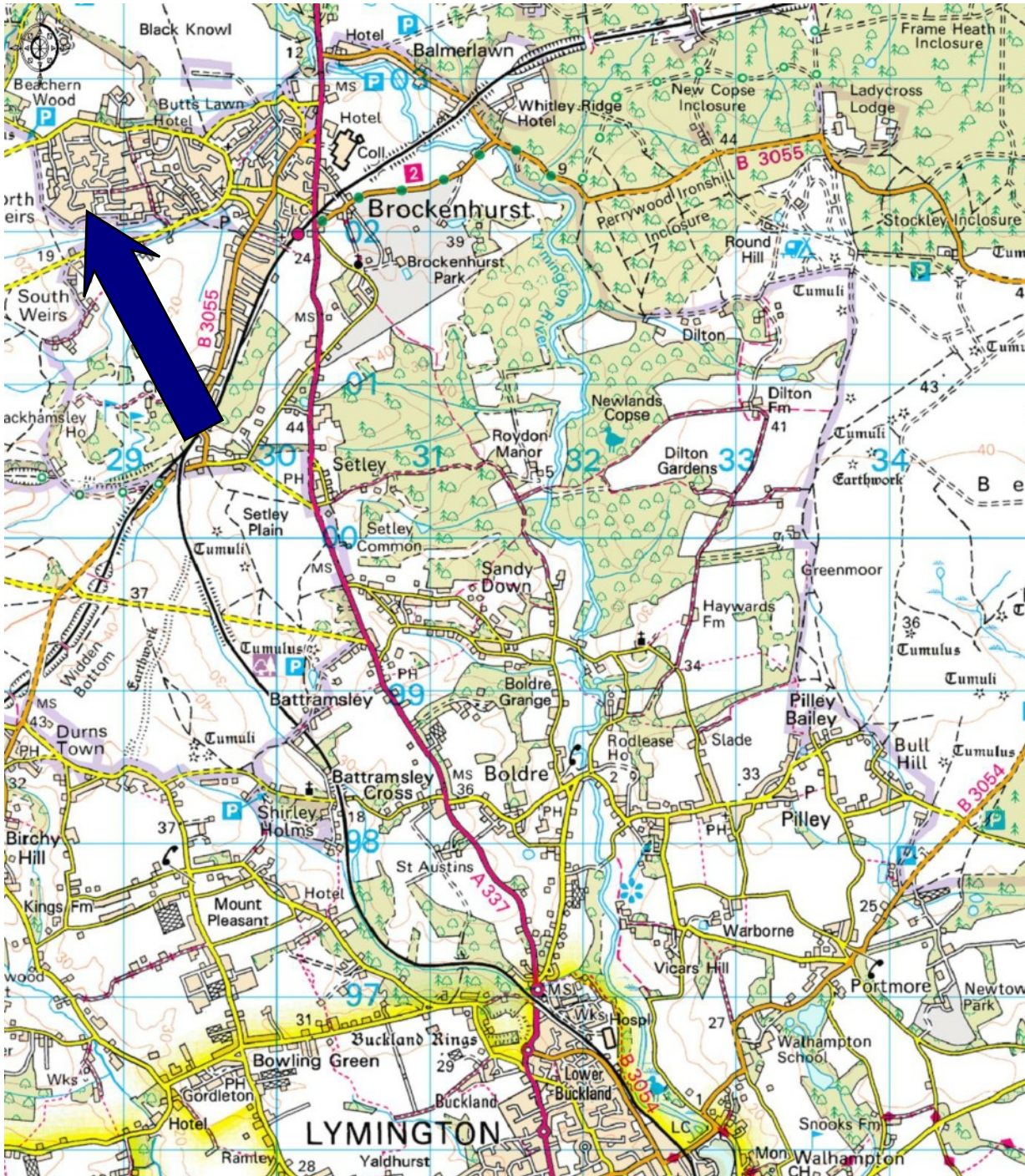
The landscaped gardens are flanked by hedge and walled borders and extend around the property with the larger portion located to the southerly aspect.

The gardens are predominantly laid to lawn and feature a variety of planted borders and specimen planting including Acers, Pines

and a stunning Cercidiphyllum tree.

Set to the side of the property is a private courtyard area with a paved terrace adjoining the rear.

A greenhouse and water feature also feature within the main garden area.



The Situation

The property is situated in a quiet and rarely available location within a short walk onto the open forest at North Weirs. Brockenhurst village can also be easily accessed via a series of footpaths, where there is a mainline railway station with direct links to London Waterloo and a good local community of shops and restaurants. 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.

Directions

From our office in Brookley Road, turn right and proceed over the Watersplash turning right onto Rhinefield Road. Proceed along the road passing the Forest Park Hotel on the left hand side and take the third turning on the left into New Forest Drive. Proceed to follow the road all the way round and turn left into the development which is clearly marked by a plaque set into the wall. Continue to the end of the close and the property can then be found on the left hand side.

Services

Council Tax Band: G

Mains electric, gas, water and drainage.

Energy Performance Rating: D Current: 58 Potential: 73

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

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.



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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

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. Brockenhurst is the largest village in the New Forest, a thriving and lively mix of community and cachet, quality and quirky with all the necessary essentials of a proper working village - butcher, bakery and greengrocer, full quota of cafes and tea houses, plus services such as doctor and dentist.

Work into the equation the unexpected and the glamorous: premier golf course, luxurious spa and top restaurants such as The Pig (the first in the group of hip country house hotels) and Cambium (fine dining at Careys Manor). It all makes Brockenhurst a gem in the heart of the Forest.

Points Of Interest

Brockenhurst Primary School	0.9 Miles
Brockenhurst Mainline Railway Station	1.1 Miles
Brockenhurst Tertiary College	1.2 Miles
Careys Manor	1.2 Miles
Brockenhurst Golf Club	1.4 Miles
Sway Mainline Railway Station	2.8 Miles
St. Luke's Church of England Primary School	2.8 Miles
Lime Wood	3.2 Miles
Walhampton School (Private)	4.7 Miles
Priestlands School	5.1 Miles
Ballard Private School	5.1 Miles



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

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