

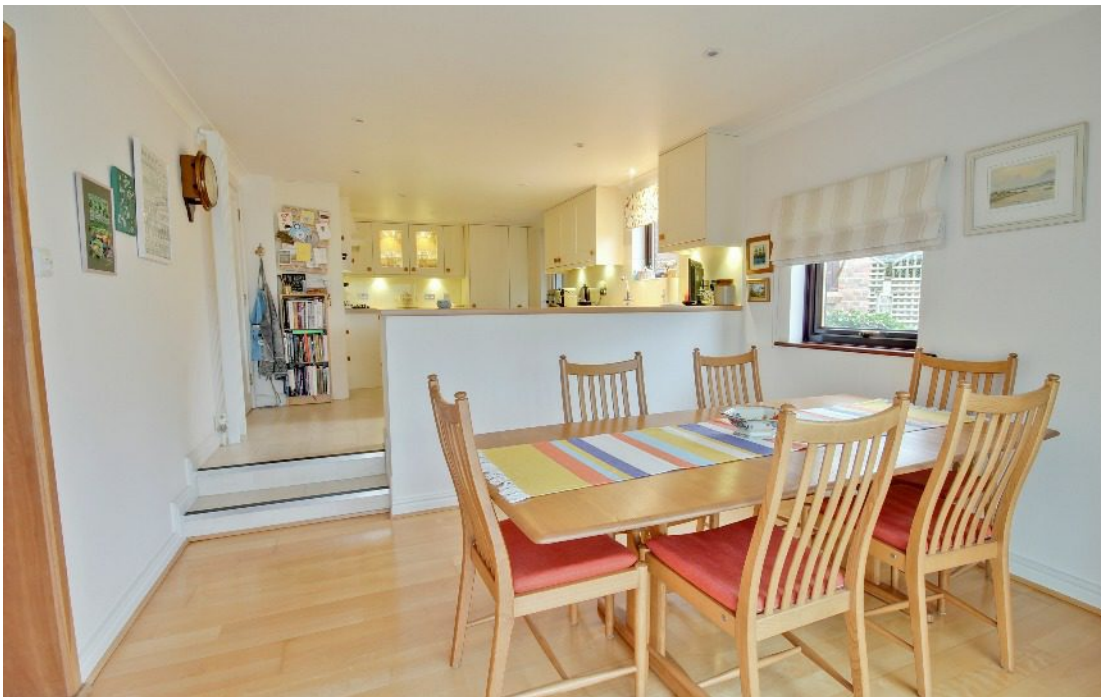


Longmeadow

6 Forest View, Brockenhurst, Hampshire, SO42 7YX

SPENCERS
NEW FOREST





Constructed in the late 1980s by well regarded architects, this superb property offers a number of impressive features combined with well proportioned accommodation throughout.

The Property

An impressive four bedroom modern family residence forming part of a highly exclusive development of just eight properties set in a private cul-de-sac location, close to the open forest at North Weirs. The property extends to approximately 2600 square feet and benefits from a double garage and south facing grounds of a quarter of an acre.

Details:

- " Entrance hall linking into an inner hallway
- " Study with window overlooking the front aspect
- " Beautifully appointed triple aspect drawing room with wooden flooring and feature log burning stove set into a brick alcove with exposed chimney breast and fitted shelves to the side
- " Double aspect open plan kitchen/dining room fitted with a range of modern Shaker style wall and base units, built-in appliances and an island unit
- " Triple aspect garden room fitted with under floor heating, porcelain tiled flooring and doors opening onto an elevated decked sun terrace
- " First floor landing with vaulted ceiling, airing cupboard and Velux window
- " Master bedroom - Double aspect with vaulted ceiling, en-suite bathroom and views across the garden
- " Bedroom 2 - Double aspect with two sets of built-in double wardrobes and views across the garden
- " Bedroom 3 - Front aspect window, vaulted ceiling and a loft hatch giving access to loft storage space
- " Bedroom 4/annexe room offering a good size space for a number of uses
- " Fully tiled shower room
- " Second staircase and landing area providing access to bedroom 4/annexe room
- " Extensive glazing providing a sense of space and light throughout
- " Potential to extend drawing room into the study and create one large open plan space
- " Potential to convert garage into further living accommodation and re-site alongside the property (Subject to the necessary planning consents being granted)
- " Double garage and off road parking
- " South and west facing gardens
- " Services: All main services

£1,095,000



4



4



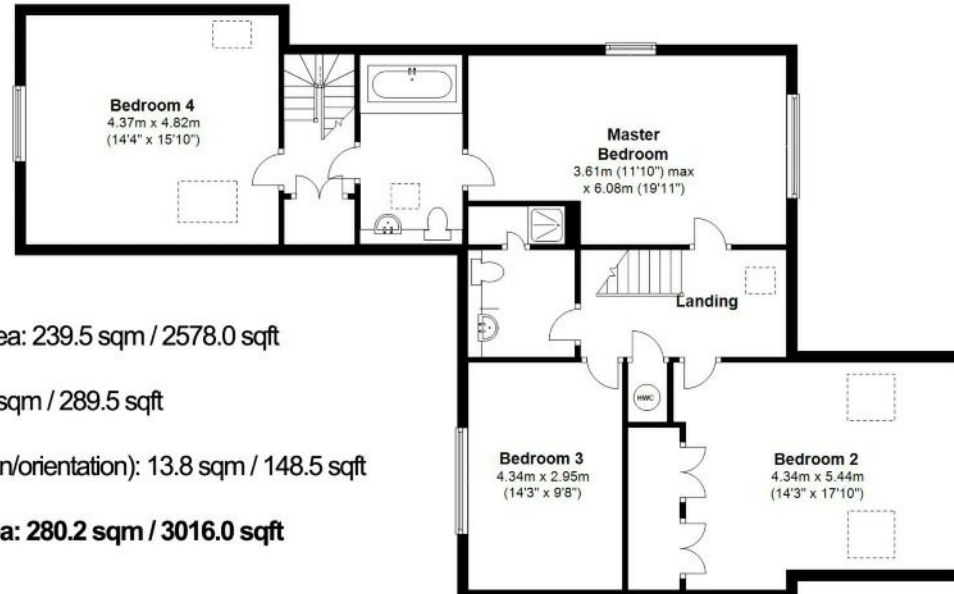
3

FLOOR PLAN

Ground Floor



First Floor



Approx Gross Internal Area: 239.5 sqm / 2578.0 sqft

Garage: 26.9 sqm / 289.5 sqft

Outbuildings (not in correct position/orientation): 13.8 sqm / 148.5 sqft

Total Approx Gross Area: 280.2 sqm / 3016.0 sqft



Grounds & Gardens

The property is approached via a large brick paved driveway providing off road parking for several vehicles and access to the integral double garage.

The beautiful garden is a particular feature of note, extending to the rear and side of the property and enjoying a southerly and westerly aspect.

The grounds are divided into areas of lawn and a low maintenance paved area with raised beds and a beautiful feature pergola.

The garden is interspersed with specimen trees and flanked by mature boundaries.

Extending across the rear of the property is an extensive area of raised decked terracing forming a fantastic space for entertaining and outdoor dining.

Set in the corner of the plot is a timber summer house.

NB. There is scope to erect a detached garage and convert the existing double garage into additional living space (subject to the necessary consents being granted).





The Situation

The property is situated in a quiet cul-de-sac location within easy access of Brockenhurst Village, which offers a mainline railway station with direct links to London Waterloo and a good local community of shops and restaurants.

Approximately 4 miles to the South is the Georgian market town of Lymington with its extensive

yachting facilities, ferry services 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 Forest View, where the property can be found shortly after on your right hand side.

Services

Energy Performance Rating: D

All mains services connected.

Tenure: Freehold

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 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



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, dentist and post office. 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 Train Station	0.7 miles
Montagu Arms Hotel	6.0 Miles
Brockenhurst Sixth Form	0.9 miles
The Pig	1.6 miles
Sway Train Station	2.5 miles
Lymington Hospital	3.9 miles



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