



**Connells**

Canterton Lane  
Brook Lyndhurst



### Property Description

This beautifully updated three-bedroom semi-detached home enjoys a generous plot in one of the New Forest's most desirable settings. Thoughtfully refurbished throughout, the property offers bright, well-arranged living space, a modern kitchen, and a stylish four-piece bathroom. The spacious sitting/dining room features a wood-burning stove and lovely views across the garden, with a side door from the kitchen providing practical access to the outside. Two double bedrooms and a single sit on the first floor, alongside ample storage. Fully boarded loft which could be used as extra living space for the property. Outside, the home benefits from extensive parking, a private front garden, and an attractive rear garden with patio terraces overlooking a pretty brook. A versatile summer house provides ideal space for a home office or gym. Located in the charming village of Brook, residents enjoy immediate access to the New Forest National Park, local amenities, and excellent transport links.

### Kitchen

16' 8" x 7' 6" ( 5.08m x 2.29m )

Newly fitted and well laid out, offering a range of wall and base units, granite worktops, integrated appliances, and a separate larder cupboard. Side door gives direct access to both front and rear gardens.

### Bedroom One

14' 6" x 11' 10" ( 4.42m x 3.61m )

A generous double bedroom with views over the gardens and built-in wardrobe storage.

### Bedroom Two

10' 11" x 11' 8" ( 3.33m x 3.56m )

A further double bedroom, bright and well-proportioned, ideal for guests or family.

### Bedroom Three

8' 11" x 8' 11" ( 2.72m x 2.72m )

A single bedroom, perfect as a child's room, nursery, or study.



### Entrance Hall

A welcoming and spacious hall with stairs to the first floor and doors leading to the principal ground-floor rooms.

### Living Room/Dining Room

25' 5" x 9' 8" ( 7.75m x 2.95m )

A bright dual-aspect space featuring a wood-burning stove, generous seating and dining areas, and attractive views over the garden.

## Family Bathroom

10' 9" x 5' 9" ( 3.28m x 1.75m )

A contemporary four-piece suite including bath, separate shower, wash basin, and WC, finished to a high standard.

## Front Of Property

Gravelled driveway offering parking for multiple vehicles, fenced and screened by mature hedging for privacy.

## Rear Garden

A beautifully arranged garden with a patio for outdoor dining, steps to an additional seating terrace, and lovely views down to the brook.

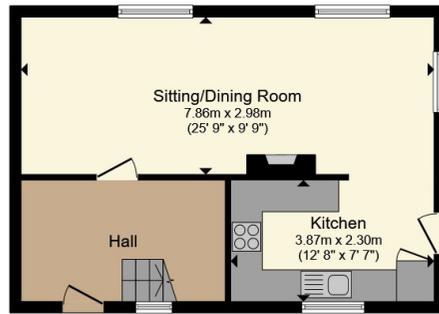
## Outbuilding

A versatile timber structure ideal for use as a home office, studio, or gym space.

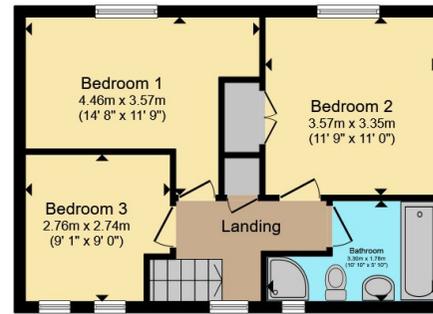




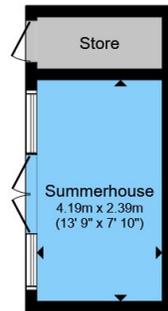




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 97.4 m<sup>2</sup> (1,049 sq.ft.) approx

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**T 01794 830 833**  
**E [romsey@connells.co.uk](mailto:romsey@connells.co.uk)**

13a The Hundred  
 ROMSEY SO51 8GD

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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