

Cedar Cottage

1a Greenways Road, Brockenhurst, Hampshire, SO42 7RN

SPENCERS
NEW FOREST







A wonderful opportunity to purchase a superb three-bedroom semi-detached house, set in a convenient village location and benefiting from a home office and off-road parking.

The Property

This beautiful home has been thoughtfully designed with modern family living in mind, offering generous open-plan living spaces, a good sense of light and an excellent flow throughout.

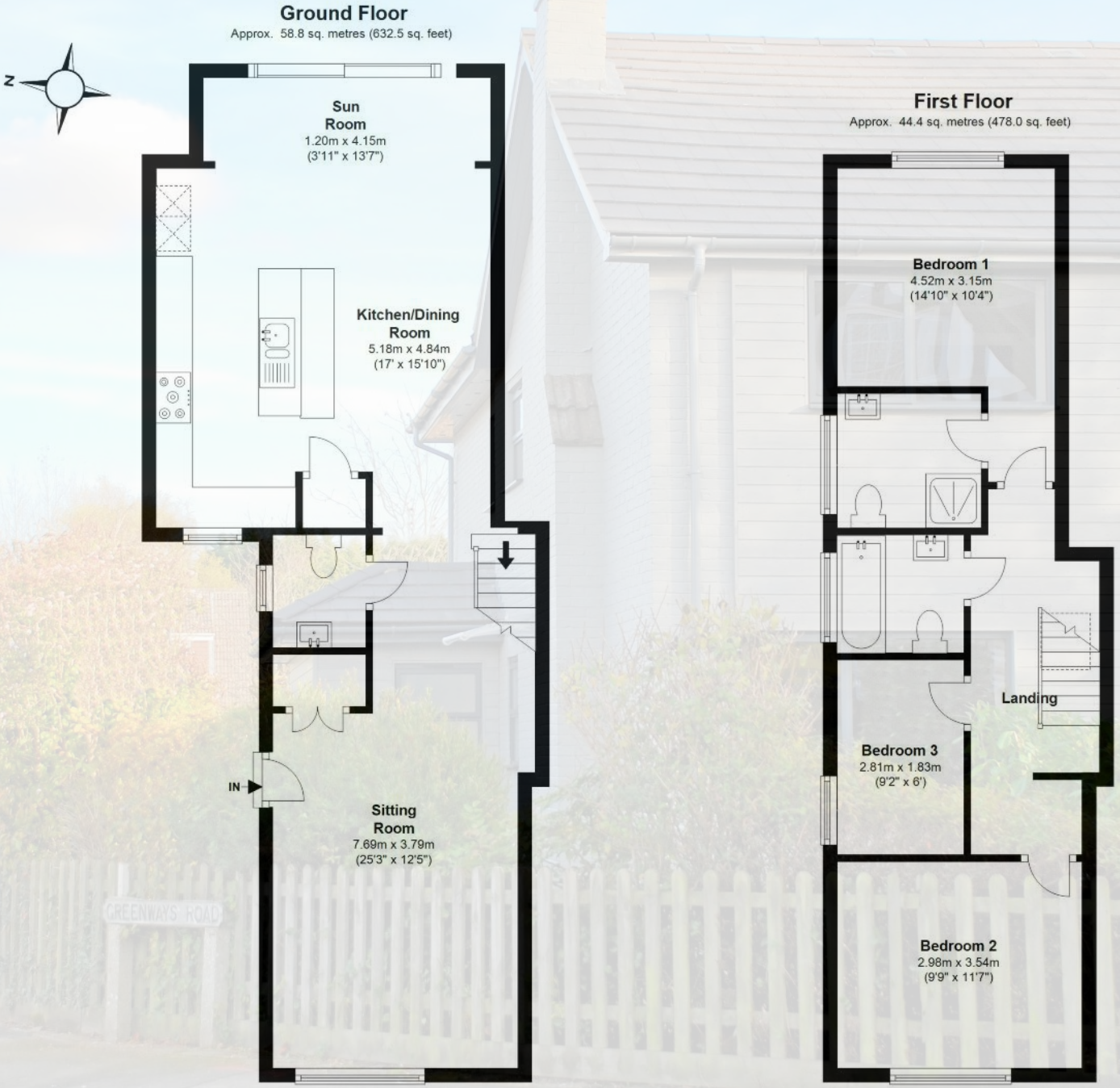
On entering the property, you are welcomed by well-configured accommodation, with a spacious 25 ft double-aspect sitting room providing a comfortable and versatile reception space. Overlooking the front garden, this room benefits from tiled flooring with under floor heating and large storage cupboard. From here stairs lead up to the first floor, the living room opens up into an impressive 17 ft open-plan kitchen, dining and family room is positioned at the rear of the property, overlooking the rear garden. Fitted with a range of contemporary units, integrated appliances, a feature island and quartz work surfaces, this excellent space provides an ideal setting for both everyday family life and entertaining. Under floor heating adds to the comfort, whilst sliding doors open directly onto the rear garden, creating a natural connection between the inside and outside spaces. The ground floor is completed by a useful cloakroom.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom positioned at the rear of the property and benefiting from an en-suite. The two further bedrooms are served by a modern family bathroom.

£495,000

3 1 2

FLOOR PLAN



Total area: approx. 103.2 sq. metres (1110.5 sq. feet)

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











Grounds & Gardens

Outside, the property benefits from gardens to all three sides, which have been designed with ease of maintenance in mind. The rear garden is accessed directly from the open-plan living space and provides a pleasant area for outdoor dining and relaxation.

The gardens are enclosed by a combination of hedge and fencing, providing a good degree of privacy. A paved driveway to the side provides valuable off-road parking and double wooden gates provide access to the useful outbuilding, which is currently utilised as a well fitted home office.

Overall, this is a superbly presented home that has been carefully reconfigured and refurbished to a high standard. The combination of generous accommodation, contemporary open-plan living, attractive gardens and off-road parking makes this an appealing property for modern family life.

Services

Tenure: Freehold
Council Tax Band: D
Energy Performance Rating: C Current: 77 Potential: 87

Services: All mains connected

Broadband: Superfast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Includes an Ev charging point

Mobile Signal/Coverage: No known issues, buyer to check with their provider for further clarity.

Planning permission granted to add a one storey side extension



The property has been completely reconfigured and refurbished in recent years to a high specification and further benefits from off road parking, gardens and a home office.

Directions

From the centre of the village of Brockenhurst, proceed in an easterly direction along Brookley Road and on reaching the 'T' junction turn left onto the Lyndhurst Road. Greenways Road is the first turning on the right and the property can be found at the start of the cul-de-sac on the right hand side.















Situation

The property is set at the head of one of the sought after cul-de-sacs of Brockenhurst village, within easy reach and a level walk of a number of shops and restaurants on Southampton Road and the nearby village centre. Brockenhurst lies in the heart of the forest between Lyndhurst (4 miles) and the Georgian market town of Lymington (5 miles). The village offers a thriving community, a highly regarded primary school, popular tertiary college and the renowned 18 hole Brockenhurst Golf Club.

The mainline railway station is situated within walking distance, giving direct access to London Waterloo in approximately 90 minutes. 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, its famous Saturday county market and ferry service to Yarmouth, Isle of Wight.

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 fitments, 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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