

7 Connaught Place

Brockenhurst, SO42 7AG

SPENCERS
NEW FOREST



7 CONNAUGHT PLACE

BROCKENHURST • NEW FOREST

Situated in the heart of Brockenhurst, this beautifully presented two bedroom, two bathroom semi-detached home built in 2021, offers stylish modern living within a sought after village setting. Located just moments from local amenities and the Brockenhurst mainline station. The property benefits from a private enclosed rear garden, a garden office and off-street parking.

£485,000

2 1 2











The Property

The property opens into a generous entrance lobby with stairs leading up to the first floor with a cloakroom set to one side with WC and wash hand basin.

A door from here opens into a spacious, open plan reception room offering space as a dining area, living room, and kitchen.

The kitchen offers a range of storage cupboards at base and wall level with complimentary worksurfaces and inset sink unit . Integrated appliances include an induction hob, oven, microwave/grill, dishwasher and washing machine. A beautiful bay window offers front aspects and benefits from a window seat with built in storage below.

The living area features bi-folding doors stretching across the entire rear of the property, overlooking the garden and garden room while allowing lots of natural light to fill the space. The living area also incorporates a dedicated dining area to one side, a large under stairs cupboard and provides easy access to the garden.

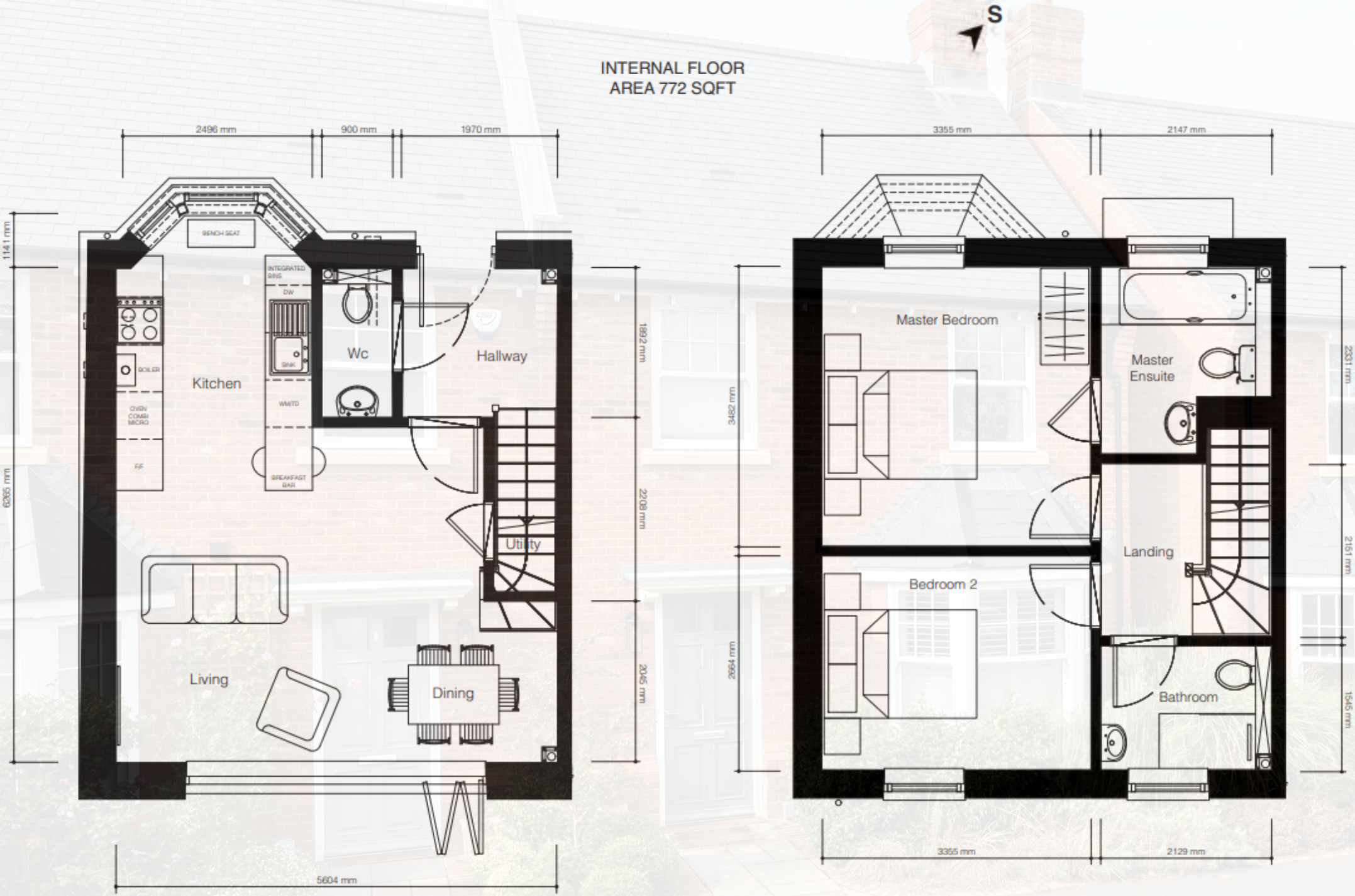
The first floor offers two well-proportioned double bedrooms, both with tall built in wardrobes with clothes hanging and shelving, and family shower room. The primary bedroom is set to the front and is particularly impressive with tall vaulted ceilings and a spacious ensuite bathroom which benefits from a bath with shower fittings set over, wash hand basin, WC, heated mirror and motion activated night lights. A well-appointed family shower room serves the second bedroom offering a contemporary walk-in shower, basin, WC, heated mirror and motion activated night lights. A loft hatch provides access to a part boarded loft with pull down ladder.

Grounds & Gardens

The south-westerly garden is landscaped and predominantly laid to lawn with raised flower beds and terraced patio with area down one side ideal for storage. The impressive detached garden room is set at the end of the garden and is currently used as a useful home office, complete with power, lighting and wired internet connection accessed via sliding doors. The rear garden has gated rear access and benefits from a secure storage/ bike shed.

The property benefits from off street parking.

INTERNAL FLOOR
AREA 772 SQFT

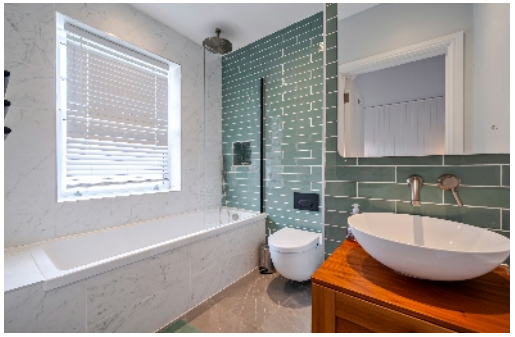


Please note: This is the original developers floorplan











Directions

From our office in Brookley Road turn left and proceed to the end of the road. Turn right and immediately right into Station Approach and then first right into Connaught Place where the property is the second to last terrace house located on the right hand side.

Additional Information

Tenure: Freehold
Parking: One off-street parking space and access to further communal off-street guest parking

Council Tax Band: D
Energy Performance Rating: B Current: 82 Potential: 95
All mains services connected
Heating: Gas central heating

Approximately £86 annual management fee for Connaught Place

Broadband: FFTC- Ultrafast broadband with speeds of 1800 Mbps is available at the property (Ofcom)
Mobile Coverage: No known issues, please contact your provider for further clarity.

Situation

Nestled within one of the New Forest's most desirable villages, the home is perfectly placed for access to Brockenhurst's shops, cafés, and renowned local amenities. Excellent transport links are available via Brockenhurst station, offering direct rail connections to London Waterloo and the South Coast. The open forest is also close by, ideal for walking, cycling, and outdoor pursuits.

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 and world renowned 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.





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 bank. Work into the equation the unexpected and the glamorous: a wine and cheese cellar, 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. Property ranges from Edwardian villas to thatched timber-framed cottages, and imaginative new builds to old Forest lodges. Many properties have access or views to open Forest and almost all are within walking distance of the station.

Important Notice

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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