

14 Connaught Place

Brockenhurst, SO42 7AG

SPENCERS
NEW FOREST



14 CONNAUGHT PLACE

BROCKENHURST • NEW FOREST

A beautifully presented loft style, contemporary newly built property set within the heart of the village of Brockenhurst benefiting from both a balcony and garden with allocated parking with electric car charging point.

OIEO £550,000

2 1 2











The Property

The centrepiece of this exceptional home is the breathtaking first-floor living space a beautifully designed, vaulted open-plan setting that seamlessly brings together the living, dining and kitchen areas.

A dramatic floor to ceiling Crittall style window draws in an abundance of natural light, while elegant double doors open onto a private balcony, creating a wonderful sense of flow between indoors and out. Underfoot, light oak flooring combined with underfloor heating throughout add both comfort and a refined finish.

The space has been thoughtfully arranged to offer generous areas for both dining and relaxation, alongside a versatile recess that lends itself perfectly to a stylish home office or reading area.

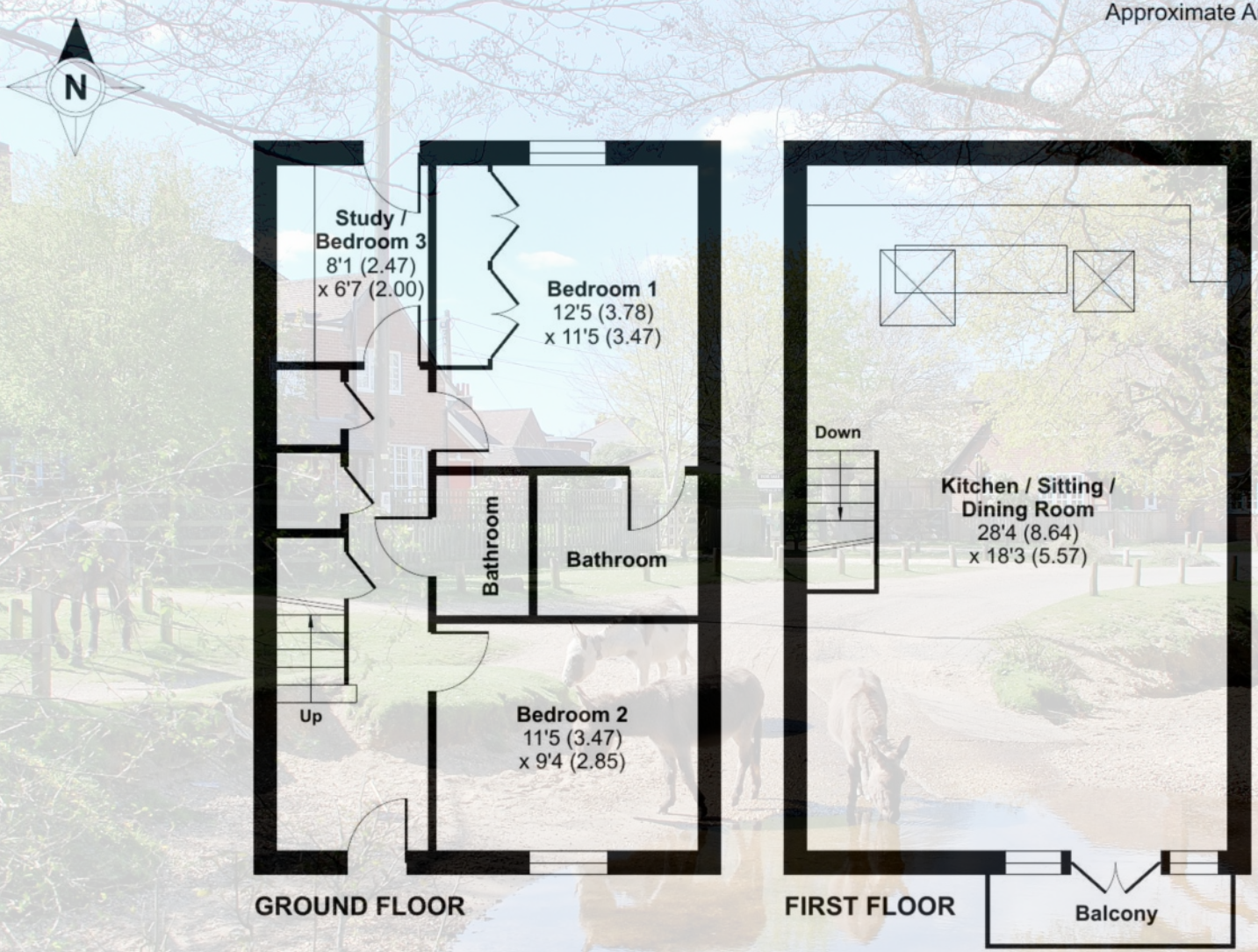
The bespoke Caro Design kitchen sits beneath three large Velux windows, bathing the space in natural light. Designed with both aesthetics and functionality in mind, it offers extensive, beautifully integrated storage, including sleek low-level cabinetry, a full-height larder, and an impressive central island. Finished with quartz worktops, the island incorporates an AEG induction hob, complemented by two AEG ovens and an integrated dishwasher, ideal for modern living and entertaining.

The ground floor provides a welcoming and well-appointed layout, with a spacious entrance hall leading to two bedrooms, a family bathroom, utility cupboard and additional storage. A bright and airy study/bedroom 3 opens directly onto the private rear garden through a striking Crittall-style door, creating an inspiring work-from-home environment.

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Approximate Area = 1032 sq ft / 95.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1442332

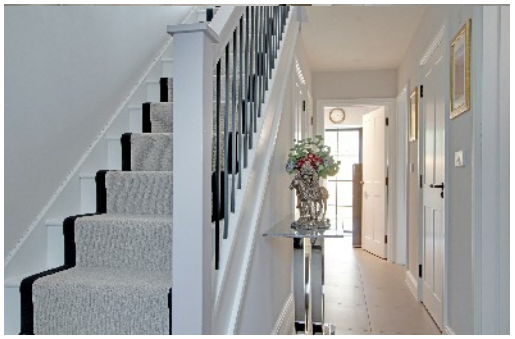
Important Notice

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.











Property Continued…..

The principal bedroom enjoys a quiet position overlooking the garden and benefits from a beautifully finished en-suite shower room. The second bedroom, set to the front, offers views over the communal garden. Both rooms feature bespoke Hammond wardrobes, providing elegant and practical storage solutions.

Underfloor heating continues throughout the ground floor, complemented by ceramic tiling in the hallway and study, soft carpeting in the bedrooms, and stylishly tiled bathrooms.

Grounds & Gardens

An enclosed low maintenance paved and graveled garden is directly accessed from the study/bedroom 3 and provides an ideal area for seating and dining.

Additional Information

Tenure: Freehold

Council Tax Band: D
Energy Performance Rating: B Current: 83 Potential: 91
Services: All services connected

Broadband: 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.

Please note there is an annual service charge of £793.00
Benefits from an air source heat pump

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 can be found on the right hand side.











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.

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.



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

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