

Riverbank

Martin's Road, Brockenhurst, SO42 7TP

SPENCERS



RIVERBANK

MARTIN'S ROAD • BROCKENHURST

A beautifully presented and attractive detached period cottage enjoying a prime forest fronting position in this popular no through forest lane, whilst still within close proximity of the village amenities and mainline train station.

The accommodation offers a versatile configuration currently arranged with three reception rooms and a ground floor bedroom which could be utilised as a self contained annexe/airbnb with four light bedrooms to the first floor.

The property benefits from wrap around gardens and a detached garage with off street parking. Offered to the market with no onward chain.

£1,195,000 4/5 3 2







The Property

An attractive covered veranda set to the front of the property provides access to the entrance leading into a welcoming reception hall with stairs up to the first floor accommodation.

Two bright and airy reception rooms are set either side of the hall, both with lovely open aspects to the front overlooking the forest and benefiting from large expanses of glazing to maximise the views and light.

The sitting room offers a fireplace and stripped wood flooring leading into the bay window whilst the dining room offers dual aspects and a side door.

A traditional breakfast room with the benefit of a large walk in pantry to one side, leads in turn into a conventional kitchen set to the rear. The kitchen offers a range of units with complimentary worksurfaces and integrated appliances including a gas hob with built under electric single oven. There is space and plumbing for additional appliances.

The kitchen provides potential to extend and reconfigure STP to suit individual requirements. An external door leads to the side garden, garage and parking.

The first floor landing provides access to all four bedrooms served by the family bathroom with separate WC and benefit from elevated views across the forest.

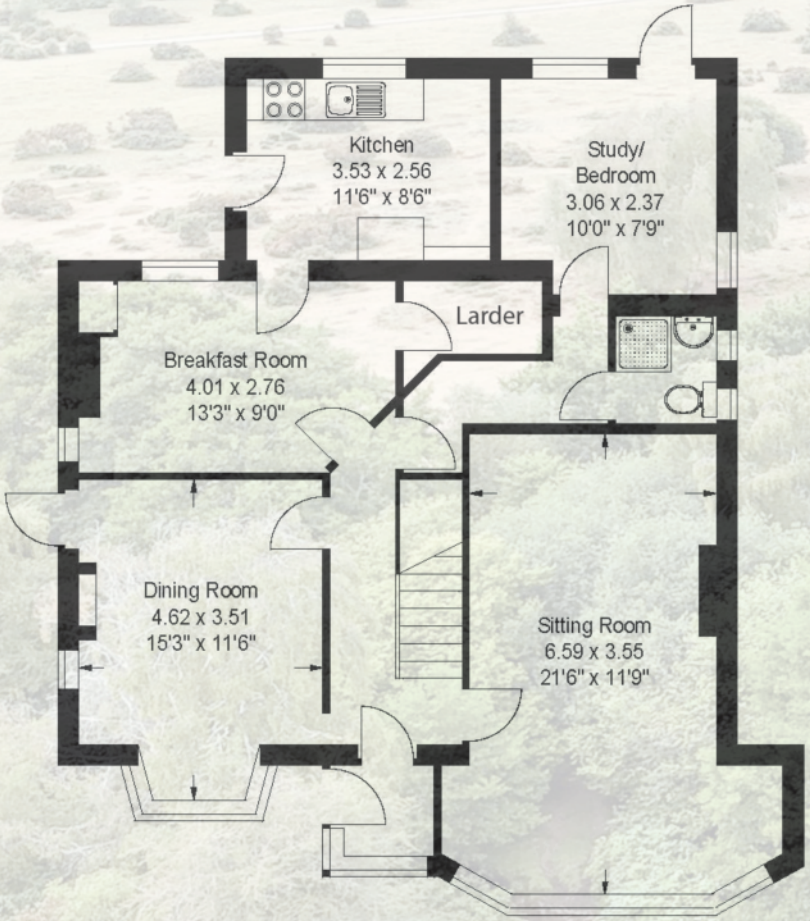
Two double bedrooms set at the front have superb views across the open forest and benefit from built in clothes storage. Two further good sized rooms at set to the rear with views across the gardens.

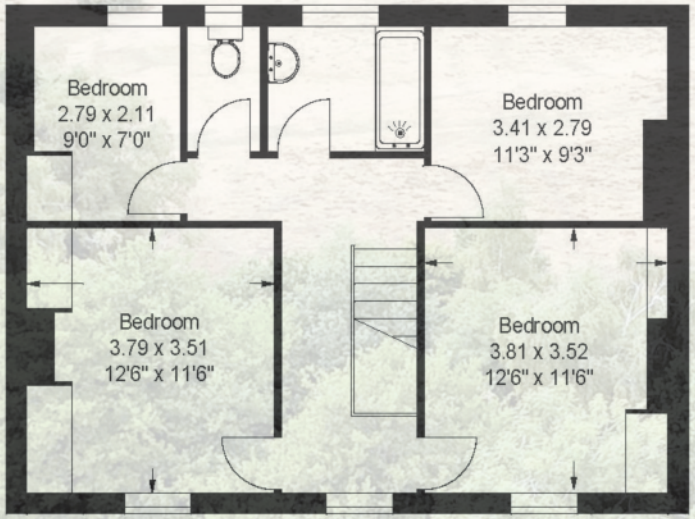


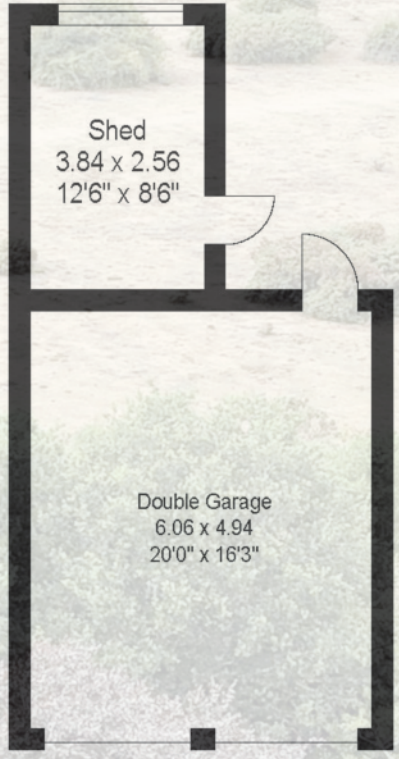

BREAD











Approximate
Gross Internal Floor Area
House: 217sq.m. or 2336sq.ft.
Garage & Shed: 40sq.m. or 431sq.ft.
Total: 257sq.m. or 2767sq.ft.

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NOT TO SCALE



















Grounds & Gardens

Outside, the property benefits from pretty wrap around gardens creating a number of superb entertaining areas linked on two sides with the benefit of the attractive covered veranda which enjoys open views in this most peaceful and tranquil of settings. Lawns extend to three sides of the property enclosed with picket fencing and lap wood fencing for screening.

A pedestrian gate leads to the path up to the main entrance whilst a further five bar gate to the side of the property provides access to an area for parking and a detached double garage.

The rear garden benefits from a patio area ideal for dining and seating.

Situation

The property is situated on Martins Road, a sought after no through road with direct access onto the open forest and within walking distance of the village centre. Brockenhurst offers a mainline railway station with direct links to London Waterloo and a good local community of shops and restaurants.

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, 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.





Additional Information

Tenure: Freehold
Council Tax Band: F
Energy Performance Rating: E Current: 48 Potential: 71

Services: Mains gas, electric, water and drainage.
Gas Central Heating

Conservation Area: Brockenhurst
Flood Risk: Very Low

Property construction: Standard construction

Superfast broadband with speeds of up to 55 Mbps is available at the property (Ofcom).

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

Parking: Private driveway and garage. Communal parking to the front of the property.

Directions

From our office in Brockenhurst, turn right onto Brookley Road. Proceed over the watersplash and at the end of the road turn right on to Rhinefield Road. Take the first turning on the right into Meerut Road. Where the road splits, bear left and continue along Meerut Road before turning left into Martins Road. The property can then be found after a short distance on the right hand side.











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

Brockenhurst is the largest village in the New Forest, boasting a thriving and lively community with all the necessary essentials of a proper working village, including a butcher, bakery, greengrocer, cafes and tea houses, plus services such as a doctor, dentist and post office. In addition, the village boasts an 18 hole championship golf course, a luxurious spa and a number of highly regarded hotels including the Balmer Lawn, the Pig and Careys Manor, all of which offer fine dining restaurants.

In Brockenhurst the New Forest is all around you and wild ponies, deer and cows roam at will. The North and South Weirs streams join and as one flow through Brockenhurst. In Brookley Road in the warmer months of the year the stream flows across the road, commonly referred to as The Splash.

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.

Important Notice

Spencers Property 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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