

2 Tattenham Road

Brockenhurst, SO42 7SA

SPENCERS
NEW FOREST



2 TATTENHAM ROAD

BROCKENHURST • NEW FOREST

A traditional red brick three bedroom semi-detached cottage in a popular central village location offering excellent scope to extend and refurbish (subject to planning permission). Further benefits include ample off road parking, detached garage and large garden.

Just a short walk into Brockenhurst High Street offering its array of boutique shops, cafes, popular primary school and mainline station, giving access to London Waterloo.

£599,950

3/4 2 1











The Property

A long entrance hall provides access to all ground floor accommodation with stairs leading up to the first floor and under stairs storage cupboard. A door leads into the large main reception room. Originally two rooms, this spacious area has a fireplace with electric fire in the dining area and then opens into the sitting room where there is a further fireplace and a large bay window. Fitted book shelves and timber panelling to some of the walls.

The kitchen is fitted with a range of wooden fronted cupboards and with space for the washing machine, fridge/freezer and oven. There is a door to the rear garden through a small rear covered porch. From the kitchen a door leads to the ground floor bathroom with corner bath, separate shower, WC and hand basin. A cupboard houses the boiler (installed in 2020) with storage shelving.

The first floor landing has a storage cupboard and access to the loft space. There are four bedrooms. At the front of the house the original large bedroom has had the addition of a partition to give two good sized bedrooms, both with front aspect windows. This could be reconfigured back to a full width principal bedroom with the option to make into a first floor bathroom. There is another bedroom with fitted cupboard and rear aspect window. Bedroom four incorporates a WC and basin.

Grounds & Gardens

This wide plot offers great scope to extend the property to the side, as many have already done in Tattenham Road. There is currently a detached garage and off road parking to the front of the garage.

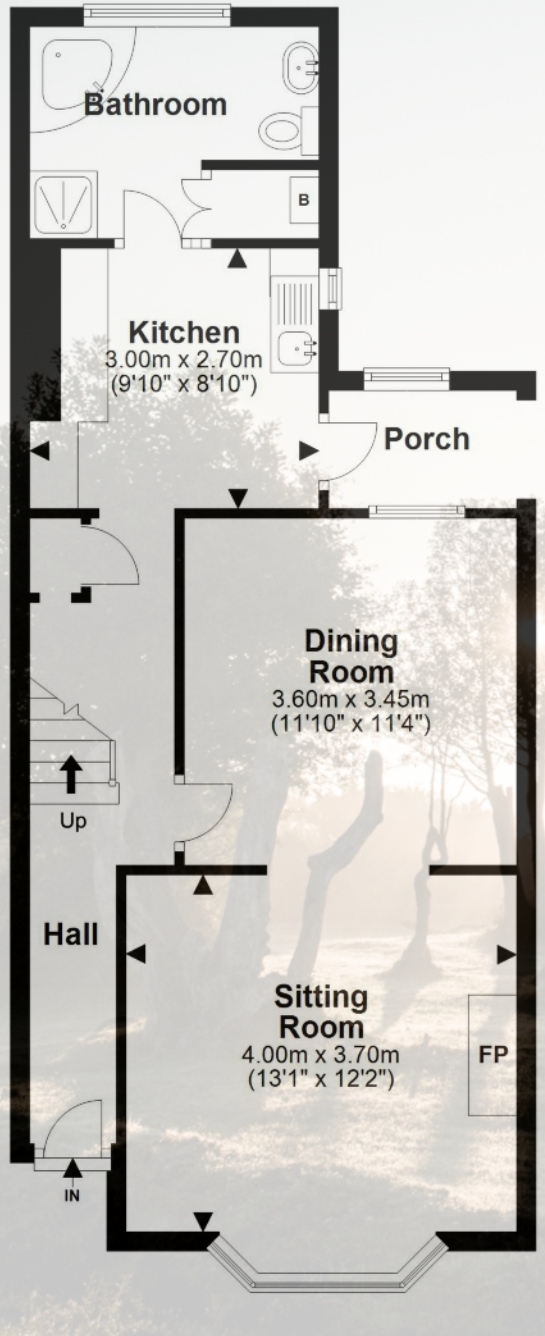
There are two sheds behind the garage and the rear garden is large with a footpath to a summer house and a gate leading to what was the chicken house.

Directions

From our office in Brockenhurst turn left, and at the crossroads turn right into Sway Road. Tattenham Road is the fourth turning on the left and the property can be found after a short distance on the left-hand side.

Floor Plan

Ground Floor



Approx Gross Internal Areas

House: 97.0 sqm / 1044.2 sqft
Garage: 12.5 sqm / 134.8 sqft

Total Approx Gross Area:
109.5 sqm / 1179.0 sqft





First Floor

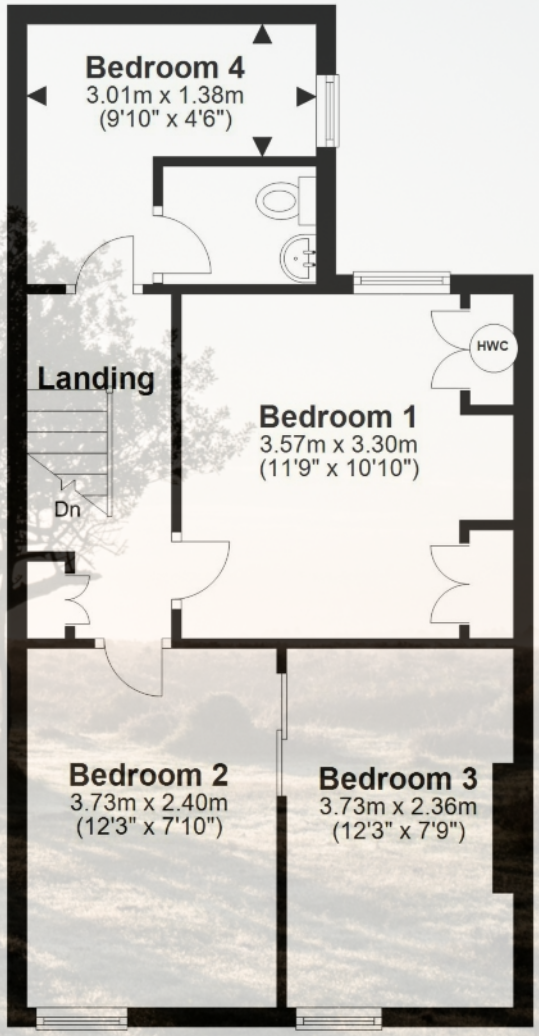


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.











Situation

The property is situated in a highly regarded residential road close to the centre of Brockenhurst village. The mainline railway station with direct links to London Waterloo (approximately 90 minutes) is only a short walk from the property. The village benefits from a good local community and a wide selection 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 famous Saturday county market, extensive yachting facilities and ferry service to Yarmouth, Isle of Wight. 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: E
Energy Performance Rating: D Current: 59 Potential: 76

Property Construction: Red brick under a slate roof

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

Flood Risk: Very Low

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)

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





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 Information

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 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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