

6 Knightwood Court

Rhinefield Road, Brockenhurst, SO42 7UR

SPENCERS
NEW FOREST


TOAST & MARMALADE

6 KNIGHTWOOD COURT

RHINEFIELD ROAD • BROCKENHURST

A delightful maisonette with garage forming part of a select development of just nine properties set within a substantial country house in the much acclaimed village of Brockenhurst.

The property enjoys a favourable private position, with rooms benefitting from views of different aspects across the communal grounds.

£315,000

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The Property

There are two entrance doors. The main door leading into the kitchen/dining room and another into the delightful sitting room. The ground floor accommodation comprises a double aspect sitting room with modern large sash windows providing a good degree of light. The stairs rise from here to the first floor and there is a large under stairs storage cupboard.

The adjoining kitchen/dining room is fitted with a range of cream base and wall units with wooden worktops allowing space and plumbing for a range of appliances such as a washing machine, fridge freezer, oven and dishwasher. The wall mounted boiler is positioned in a corner wall cabinet.

From the sitting room stairs lead up to a first floor landing area with storage cupboard, a beautifully appointed family bathroom with shower above the bath and two bedrooms. The principle bedroom accommodates a king size bed across the width of the room whilst the smaller second bedroom works well as a study or nursery.

Grounds & Gardens

Set back from Rhinefield Road, the development is accessed via a gravel driveway leading to a large parking area providing ample off road parking facilities and access to the garage in a nearby block.

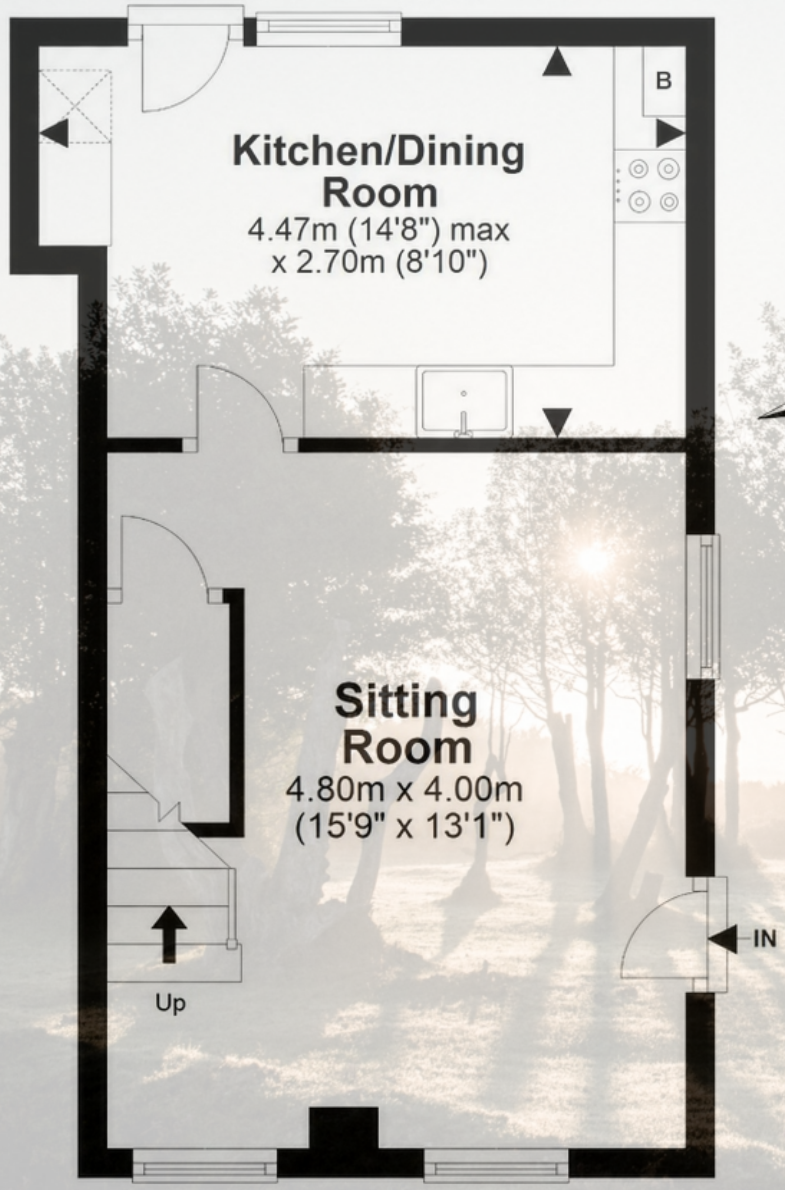
The beautifully maintained communal grounds are a particular feature and surround the property, being laid mainly to lawn, interspersed with a range of established trees and mature borders to the boundary.

The single garage benefits from electric and other residents have converted the garage to a home office.

Floor Plan

Approx Gross Internal Area
55.1 sqm / 592.7 sqft

Ground Floor





First Floor

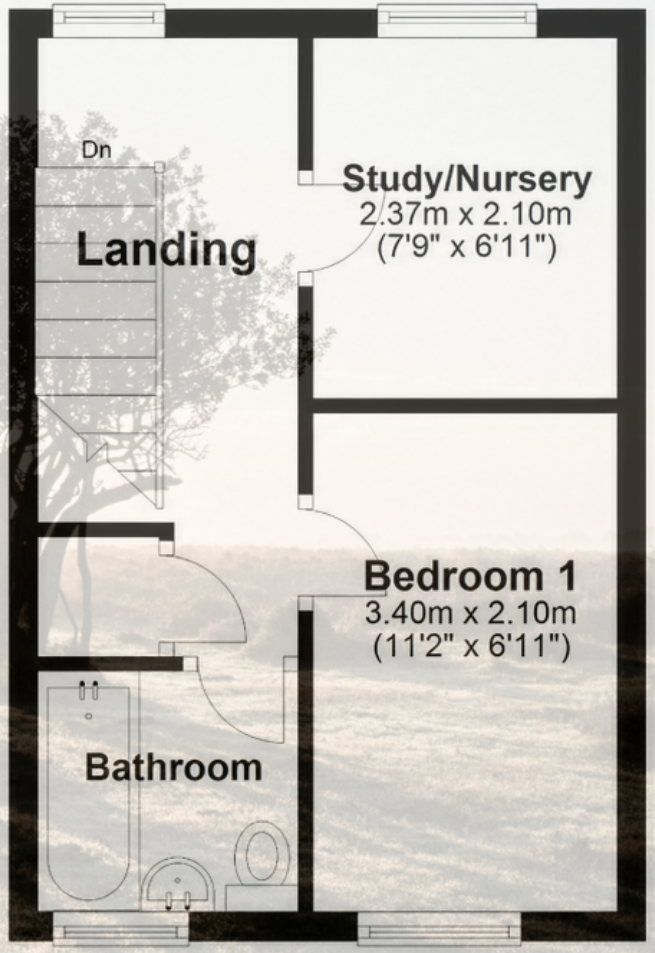


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.





Additional Information

Tenure: Share of Freehold
Term: 999 years (less 10 days) from 1st June 1984
Lease term remaining: 959 years
Service charge: £1,131.40 biannually
Ground rent: Nil
Council Tax Band: C
Energy Performance Rating: C Current: 73 Potential: 74

Property Construction: Brick elevations with tiled roof

Services: Mains gas, electric, water and drainage
Two allocated parking spaces along with communal parking

Holiday lets are not permitted
Tenancy agreements must be at least 6 months
Property cannot be used as a registered business address

Superfast broadband with speeds of up to 80 Mbps is available at the property (Ofcom)
Broadband: ADSL Copper-based phone landline
Mobile signal/coverage: No known issues, buyer to check with their provider

Agents Note: The property benefits from low maintenance charges, recently reduced to reflect an increased sinking fund to allow for planned maintenance.

Directions

From our office in Brookley Road turn right and proceed over the water splash to the end of the road. Turn right onto Rhinefield Road and proceed past the church on the right. After approximately two hundred yards there is a right turn onto a gravelled track, where a white fence has a plaque displaying Knightwood Court. Proceed over the cattle grid into the private parking area.











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

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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