

17 Connaught Place

Brockenhurst, SO42 7AG

SPENCERS
NEW FOREST



17 CONNAUGHT PLACE

BROCKENHURST • NEW FOREST

***LAST UNIT REMAINING** A stunning newly built loft style mews house, with large open plan reception space on the first floor with 2 double bedrooms and a study/nursery set to the ground floor. Situated in the heart of the New Forest, the property offers the perfect blend of city-style living yet in a prime country location within walking distance of the village amenities. The accommodation further benefits from two bathrooms, allocated parking, balcony and private garden. The build is complete and ready for occupation.*

£499,995

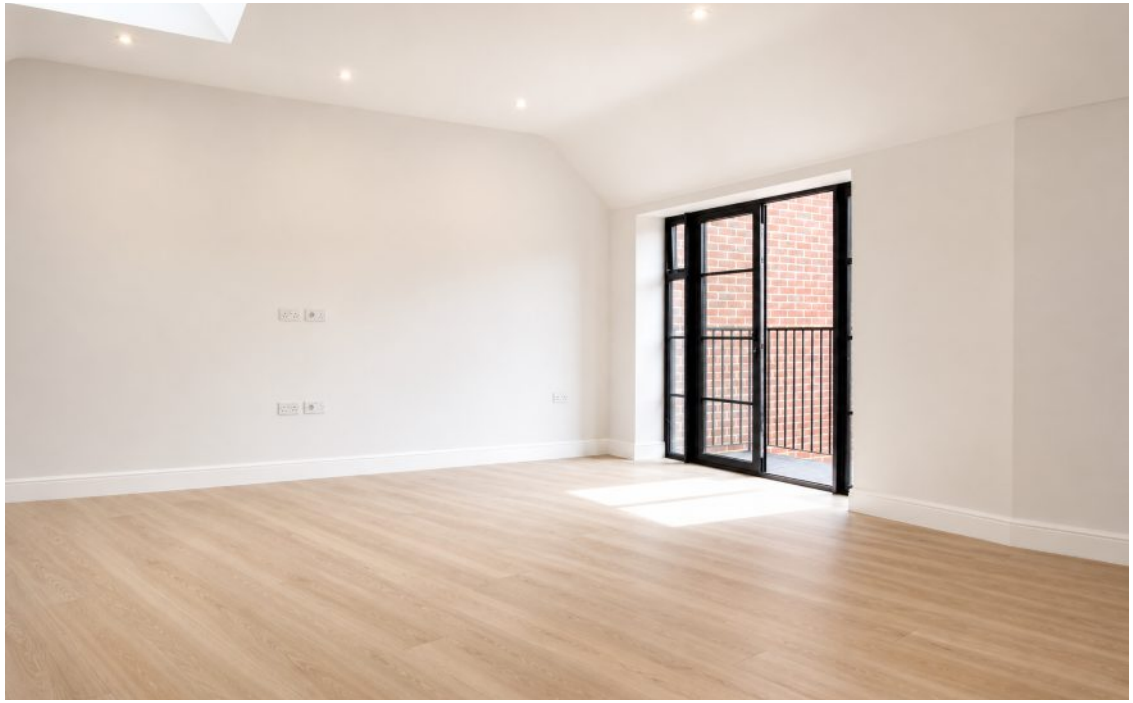
3 1 2











The Property

The generous open plan reception area is situated on the first floor with large floor to ceiling Crittall-style windows giving this room an abundance of natural light and provides access via a set of double doors onto a lovely westerly facing balcony. Three skylights set into the ceiling and further windows set at high level to the rear bring additional light in and further benefits include engineered oak flooring with under floor heating throughout.

The Caro Design kitchen is situated at one end of the room offering extensive fitted cabinetry under complimentary quartz work surfaces. The layout offers a return bar with additional storage and work surfaces provides exceptionally well laid out plentiful storage. Integrated appliances include, a tall fridge/freezer, double oven, dishwasher and an induction hob. There is a separate useful utility room with plumbing and space for appliances.

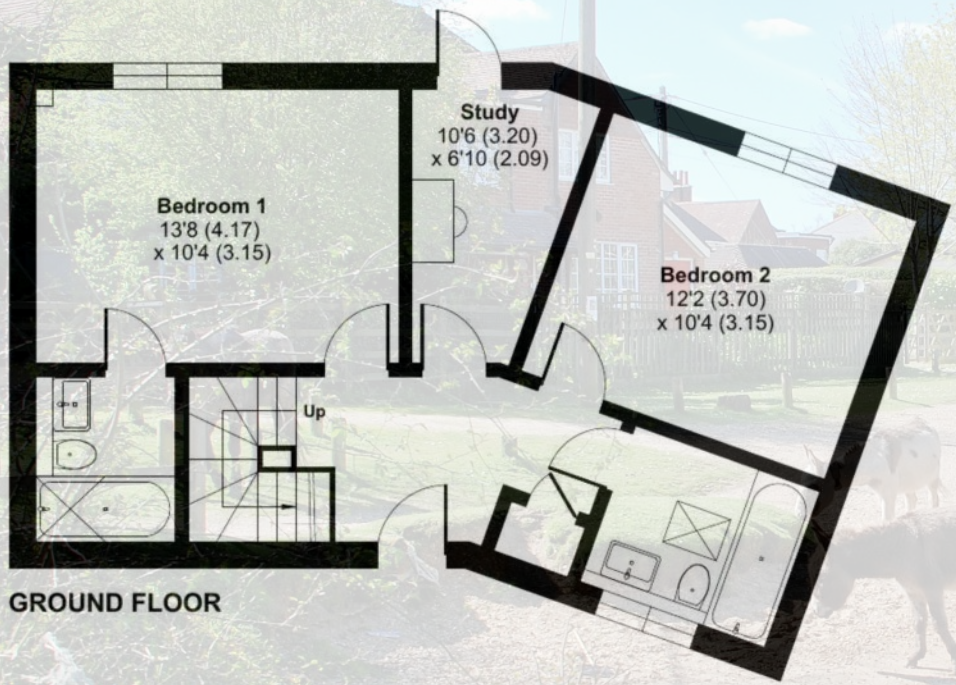
The ground floor entrance hall provides access to the three bedrooms situated across the rear of the property, two large storage cupboards and supporting bathroom. The principle bedroom benefits from a contemporary en suite shower room and windows overlooking the patio garden. The second bedroom is another good double bedroom whilst the third bedroom is ideally suited as a study or children nursery room and which has a glazed door leading out to the rear garden.

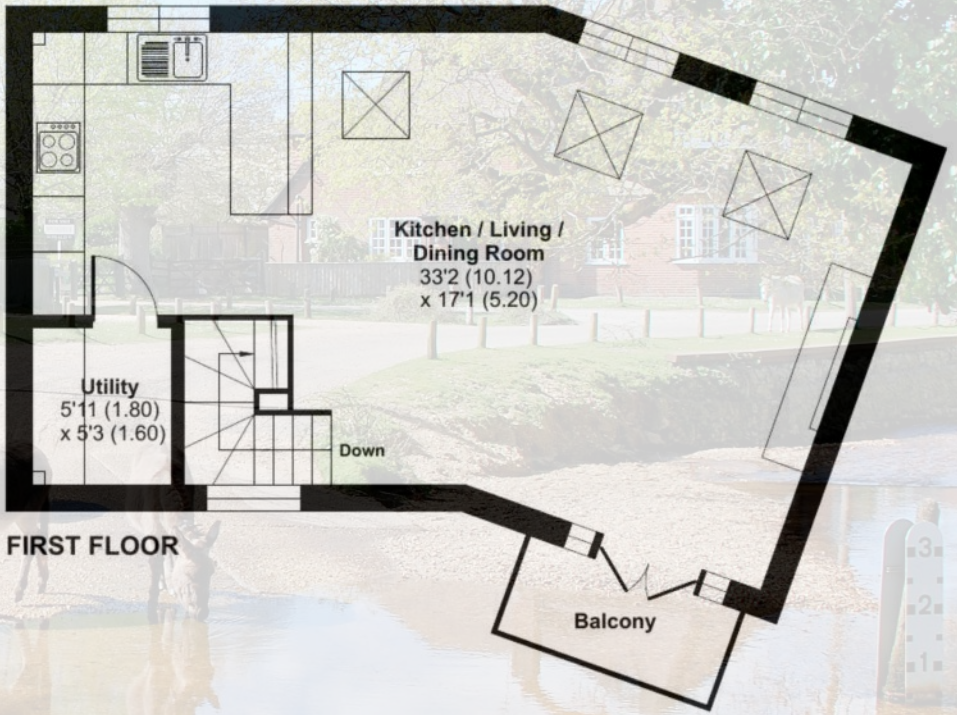
The generous three piece family bathroom offers a bath with shower fitments overhead, a WC and vanity wash hand basin. The ground floor also has under floor heating throughout, with ceramic tiles in the main hall and study area, carpeted bedrooms and ceramic tiles in the bathrooms.

17 Hartwood Lofts, Connaught Place, Brockenhurst, SO42 7AG

Approximate Area = 1062 sq ft / 98.6 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: 1406120

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.











Grounds & Gardens

Attractive communal gardens sit at the front of the properties, laid with planting and a stone pathway to each front door. The property benefits from one allocated parking space and gives you the further benefit of EV charge points. There is additional visitor parking available within the close. A bike rack is found to the side, allowing for all your bike storage to remain separate to the home.

A pretty private garden, laid with paving is at the rear of the property, accessed via the study, and allows for secluded outside space ideal for al fresco dining and BBQ's. The garden has a gate to the rear which provides access to the side and front.

Additional Information

Tenure: Freehold
Council Tax Band: D
Services: Mains electric, water and drainage

Energy Performance Rating: B Current: 81 Potential: 89
Air source heat pump
Ultra fast full fibre broadband
10-year, insurance-backed building warranty provided by Q Assure Build Limited
There is an annual charge of £793.70 for the communal grounds.
Allocated parking space plus shared visitor parking with access to electric car charger

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.

Please Note

Some of these photos have been generated using artificial intelligence to demonstrate the property with furniture











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

The property is ideally located close to the centre of Brockenhurst Village which has a good selection of boutique shops, everyday stores, cafes and restaurants. The mainline railway station offers direct links to Southampton Central, Winchester and London Waterloo (approx. 90 mins).

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:

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA
T: 01590 622 551 **E:** brockenhurst@spencersproperty.co.uk

www.spencersproperty.co.uk