

Greenwood

12 Sutton Place, Brockenhurst, SO42 7TX

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An immaculately presented and beautifully appointed four double bedroom semi-detached home, thoughtfully and sympathetically extended and comprehensively refurbished by the current owners. The property now offers in excess of 1,600 sq ft of exceptionally well-balanced and versatile living accommodation, perfectly suited to a family home or as a going concern as a highly successful and profitable holiday let.

Occupying a desirable central village position, situated in a quiet cul de sac, the property is conveniently located within easy reach of a wide range of local amenities, including the mainline railway station providing direct services to London Waterloo and the open forest is also just a short and picturesque stroll away. Further benefits include a beautifully landscaped south-westerly facing rear garden, a generous 'Eco Drive' providing off-road parking for ample vehicles, and a single garage.

The Property

A welcoming front porch opens into the entrance hallway, which provides access to the principal ground floor accommodation, a neatly presented cloakroom with WC and basin, and a staircase rising to the first floor. To the front of the property, a charming and cosy sitting room enjoys a pleasant outlook and features an inset log burner set within an attractive exposed brick fireplace, creating a warm and cosy atmosphere.

To the rear, the property opens into a truly impressive and expansive open-plan kitchen/dining space, forming the heart of the home. This superb area is bathed in natural light, with French doors seamlessly connecting the interior to the garden, complemented by full height windows to the rear and Velux windows above. The kitchen itself is finished in a timeless Shaker style, offering an extensive range of wall and base units including a large larder, beautifully complemented by high-quality Quartz worktops. Appliances include a Range Cooker with extractor hood over, a large drinks fridge, space for a dishwasher and large American fridge freezer. A separate and highly practical utility room is accessed from the kitchen, providing additional storage, a sink, and space for white goods.

Flowing effortlessly from the kitchen is a further substantial reception room, currently arranged as a sitting/dining room, enjoying delightful views across the rear and front garden. Bi-folding doors on two elevations enhance the sense of space and light and also incorporate integrated blinds, while a freestanding Swedish Contura 500 log burner which is surrounded in heat retaining soapstone, provides a striking focal point. The ground floor is finished throughout with high-quality wooden flooring, adding both warmth and continuity.

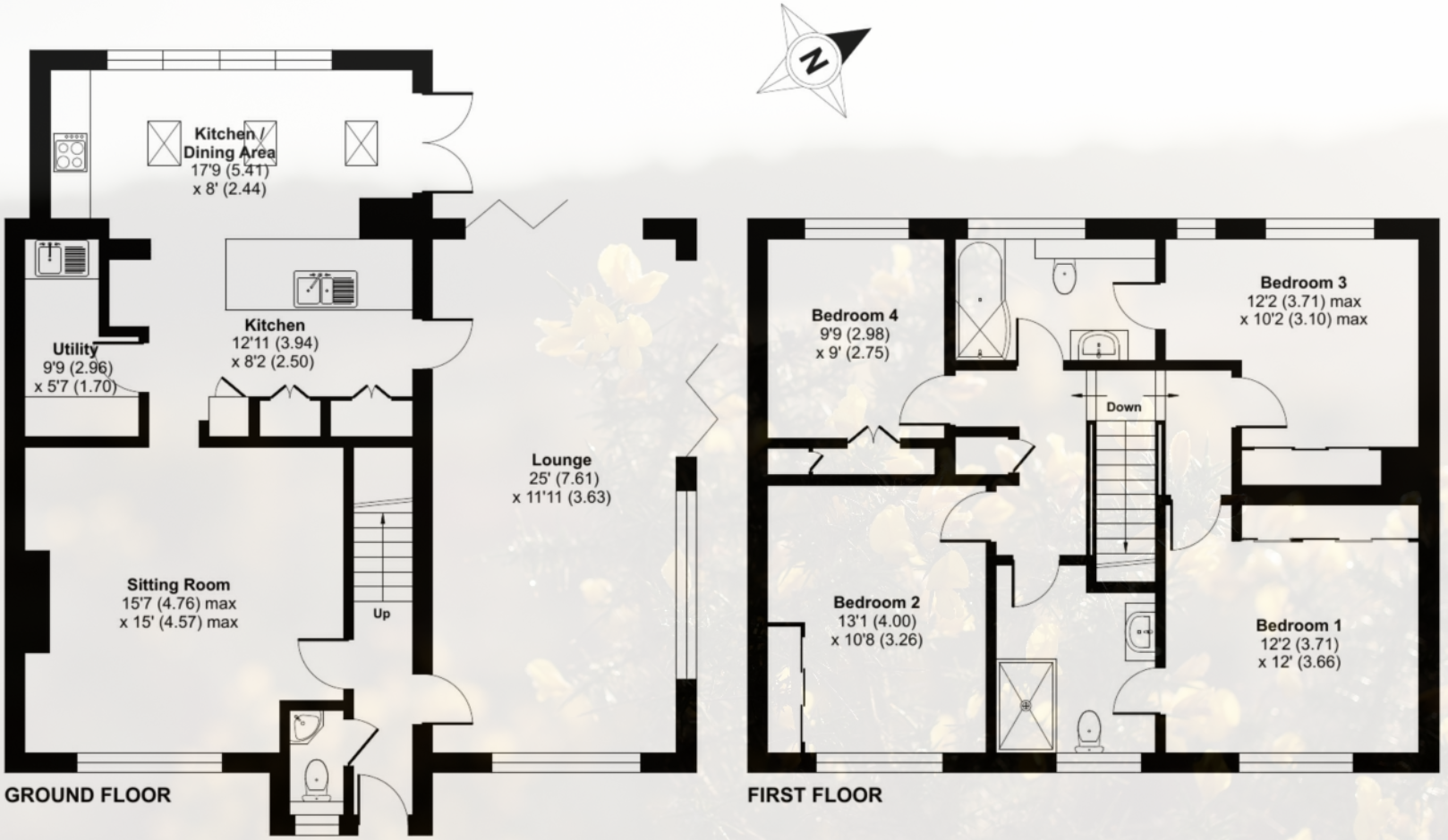
£795,000

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Approximate Area = 1610 sq ft / 149.5 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: 1435991

Viewings

By prior appointment only with the selling agents Spencers of the New Forest.

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.











The Property Continued …

Upstairs, a part-galleried landing with light tunnel, leads to four generously proportioned bedrooms, three of which are King size and one a large double, all benefitting from built-in wardrobes. The bedroom accommodation is served by two large, stylishly appointed Jack & Jill bathrooms, offering excellent flexibility to be used either as en-suite facilities or as family bathrooms, depending on individual requirements.

Services

Energy Performance Rating: C
Council Tax Band: D
Tenure: Freehold

Services: All mains services
Heating: Gas central heating
Solar PV Panels: Mains and solar power

Property Construction: Standard brick built

Broadband: Super fast broadband with download speeds up to 33 Mbps. Please check with provider for clarity. (Ofcom)

Property also boasts Nest system interconnected fire, carbon monoxide and smoke linked system with emergency lighting inbuilt plus 2 Nest x heating / water thermostat controls that can be operated from phones

Property Video Tour

Please scan qr code to watch our property video tour





Grounds & Gardens

The property is approached via a pedestrian pathway leading to the front entrance, set within an attractively landscaped and well-maintained front garden benefitting from stylish lighting. A particular feature is the substantial private 'Eco Drive', providing ample off-road parking for multiple vehicles. In addition, there is a separate single garage located in a nearby block at the end of the close.

The rear garden is a standout feature of the property, having been thoughtfully designed and beautifully landscaped to create a superb outdoor entertaining and relaxation space. A generous paved patio wraps around the property, incorporating a seating area with Pergola cover over, ideal for entertaining. Carefully considered planting schemes provide colour, texture, and visual interest throughout the seasons, while a charming pond forms an attractive focal point in one corner. The remainder of the garden is predominantly laid to lawn, offering a wonderful space for families, and is further complemented by a summer house and garden shed positioned towards the rear.

Directions

From the centre of the village of Brockenhurst, proceed in an easterly direction along Brookley Road and on reaching the 'T' junction turn left onto the Lyndhurst Road. Sutton Place is the third turning on your left and the property is the first on your right.

Situation

The property is set within one of the sought after cul-de-sacs of Brockenhurst village with a pleasant lawned area lined with only twelve properties. The property is within easy reach of a number of shops and restaurants on Southampton Road and the nearby village centre. Brockenhurst lies in the heart of the forest between Lyndhurst (4 miles) and the Georgian market town of Lymington (5 miles).

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 and a dentist surgery.

The village offers a thriving community, a highly regarded primary school, popular tertiary college and the renowned 18 hole Brockenhurst Golf Club. The mainline railway station is situated within walking distance, giving direct access to London Waterloo in approximately 90 minutes.











Enjoying a highly convenient position close to all the amenities and facilities of the village

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. There is a second ford in the Waters Green area of the village and this flows continuously throughout the year. From beyond this the Weirs stream meets the river formed by the Blackwater and Ober Water to become the Lymington River.

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.



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

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