



HAYWARD FOX



LYMINGTON ROAD BROCKENHURST HAMPSHIRE SO42 7UD



www.haywardfox.co.uk



For more information on this property or to arrange an accompanied viewing, please contact:
01590 624300

or
brockenhurst@haywardfox.co.uk

Our offices are located in: Brockenhurst ~ 01590 624300 Lymington ~ 01590 675424 Mayfair ~ 020 7079 1454
Milford on Sea ~ 01590 644933 New Milton ~ 01425 638656 Sway ~ 01590 681656

www.haywardfox.co.uk



1 Courtyard Mews, Brookley Road, Brockenhurst, SO42 7RB

Tel: 01590 624300 Fax: 01590 624464 Email: brockenhurst@haywardfox.co.uk

LYMINGTON ROAD
BROCKENHURST HAMPSHIRE SO42 7UD



PRICE GUIDE: £575,000

A SPACIOUS SEMI-DETACHED GRADE II LISTED, PICTURE BOOK THATCHED COTTAGE DATING BACK SOME 350 YEARS PROVIDING TWO BEDROOM ACCOMMODATION AND SET IN PRIVATE GARDENS IN A CONVENIENT VILLAGE LOCATION.

PRECIS OF ACCOMMODATION: COVERED PORCH, LIVING ROOM, KITCHEN/DINER, REAR PORCH, FIRST FLOOR LANDING, LARGE BATHROOM, TWO DOUBLE BEDROOMS AND CLOAKROOM. OUTSIDE: OFF ROAD PARKING, CARPORT AND SHED.

Appointments must be made via the Vendors Agents **Hayward Fox**

LYMINGTON ROAD BROCKENHURST HAMPSHIRE SO42 7UD

ACCOMMODATION IN DETAIL: All measurements are approximate)

ENTRANCE PORCH: With pitched tiled roof. Wall light point and seating.

Wide hardwood entrance door to:

LIVING ROOM: 18'4" x 16'11" (5.59m x 5.16m) Inglenook fireplace and floor to ceiling shelved cupboard to one side. TV aerial point. Phone point. Two double radiators. Wall mounted central heating thermostat control. Wall light points. Ceiling beams Windows to front and rear aspects. Stairs rising to first floor. Door to:

KITCHEN/DINER: 16'9" x 11'1" (5.11m x 3.38m) narrowing to 10'7" (3.23m)

Kitchen Area: Oak units comprising drawers and cupboards under ample roll top working surfaces. Space and plumbing for both dishwasher and automatic washing machine. Inset single bowl, single drainer, stainless steel sink unit with window above to the rear aspect. Suitable space for fridge. Inset Bosch four ring gas hob unit with concealed lighting and Xpelair above. Worcester Combi wall mounted boiler for the central heating and domestic hot water with nearby programmer. Built-in Neff fan assisted oven with cupboards over and below. Tiled splashbacks. Matching eye-level cupboards with concealed underlighting. Stable door to rear porch. Ceiling beams continue through to the:

Dining Area: Double radiator. Doors to large understairs storage space. Front aspect window. Door to second staircase rising to the second bedroom.

REAR PORCH: With pitched tiled roof. Wall light point and seating.

FIRST FLOOR LANDING: Rear aspect window. Doors to bedroom and:

BATHROOM: 13'9" x 7'2" (4.19m x 2.18m) overall Comprising roll top bath with claw feet, telephone style mixer tap, hand held shower attachment and rainfall shower over; period wash hand basin with cupboard under; low level w.c. with deep window sill behind with cupboard under. Double radiator. Ceiling beam. Recessed lighting. Rear aspect window.

BEDROOM ONE:17'5" x 11'3" (5.31m x 3.43m) Incorporating range of built-in wardrobing. Wrought iron fireplace with shelf above. Recessed wardrobe cupboard with light. Phone point. Double radiator. Vaulted beamed ceiling. Access to storage area above the bathroom. Front aspect window. Door to:

JACK & JILL CLOAKROOM: 7'1" x 4'9" (2.16m x 1.45m) Comprising pedestal wash hand basin with tiled splashback; low level w.c.. Double radiator. Recessed lighting. Extractor fan. Door to:

BEDROOM TWO: 17'3" x 9'2" (5.26m x 2.79m) Incorporating stairwell plus built-in wardrobe with light. Double radiator. Ceiling beams. Side aspect window.

OUTSIDE: Pedestrian wrought iron gate from the Lymington Road with loose shingle pathway leading to the front door.

FRONT GARDEN: Laid mainly to lawn with border and mature hedging.

REAR GARDEN: Private patio area with paving to the side boundary. Area of lawn. Vehicular entrance from Mill Lane leads to double gates which open to a good sized loose shingle driveway with turning facility and carport with further lawned area to the rear boundary. Well stocked bed with paved path leads to the:

GARDEN SHED: 8' x 6' (2.44m x 1.83m)

The garden enjoys privacy and seclusion, fully enclosed by fencing, walling and hedging. Outside water tap and electric socket.

EPC RATING: N/A

DIRECTIONAL NOTE: From the crossroads in the centre of Brockenhurst, proceed in an easterly direction along Brookley Road and at the 'T' junction turn right onto the A337 passing over the level crossing and the property can be found on the corner of the next turning, Mill Lane and is named.

REF NO: BRC180008

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.