



HEARNES

WHERE SERVICE COUNTS

Sway Road, Brockenhurst, Hampshire, SO42 7RX

FREEHOLD PRICE £1,250,000

An impressive four bedroom country home situated near the village centre of Brockenhurst the largest village by population within the beautiful New Forest. Brockenhurst is steeped in history with habitation dating back to the Bronze Age. The property is within walking distance to the train station which makes it the perfect home for commuters with London being only one and a half hours away by train. For everyday living Brockenhurst offers a range of shops, café's, pubs, the renowned Carey's Manor, The Pig in the Forest and Brockenhurst College. Brockenhurst Manor Golf Club and the wonderful Rhinefield house well known for its ornamental drive are also within easy reach.

The beautifully presented accommodation retains many character 1930's features which have sensitively been entwined with modern day living and comprises of a spacious entrance hall with useful under stairs storage cupboard and cloak room to the side. A stunning triple aspect kitchen /breakfast room with an extensive range of high quality Silverbrow floor and wall mounted units, an island unit, Quartz work surfaces, Neff five ring gas hob and two ovens, space for an American style fridge freezer, Karndean flooring, a fireplace, double Patio doors opening onto the terrace, ideal for alfresco dining and a single access door to the side. A separate utility room provides space and plumbing for laundry appliances and further storage cupboards. The dining room is accessed from both the kitchen and entrance hall and has a feature bay window overlooking the rear gardens. A dual aspect family room is light and bright with a stunning exposed brickwork fireplace and folding doors opening

The first floor landing with storage cupboard and bay window overlooking the front provides access to the four bedrooms with the dual aspect master benefitting from an alcove walk in dressing area and en-suite shower room. The remaining bathrooms are all of a good size and enjoy delightful views over the gardens with bedroom two having lovely bay window are serviced by the family bathroom.

There is also a double glazed separate annexe which would be ideal for guests and an adjoining studio currently used as a gym.

Standing in approximately half an acre the property is approached via a cattle grid onto a sweeping tarmac driveway providing access to the double garage with wooden doors and workshop to the side. The gardens are a real feature of the property being mainly laid to lawn interspersed with mature trees and flower beds and borders all surrounded by mature hedging offering a good degree of privacy.

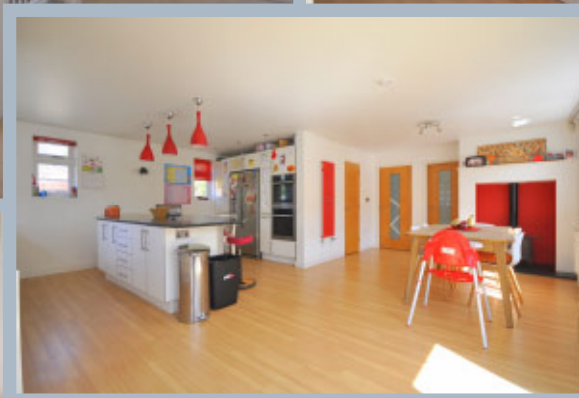
Viewing is highly recommended to appreciate the location and presentation of this characterful property.

COUNCIL TAX BAND: G

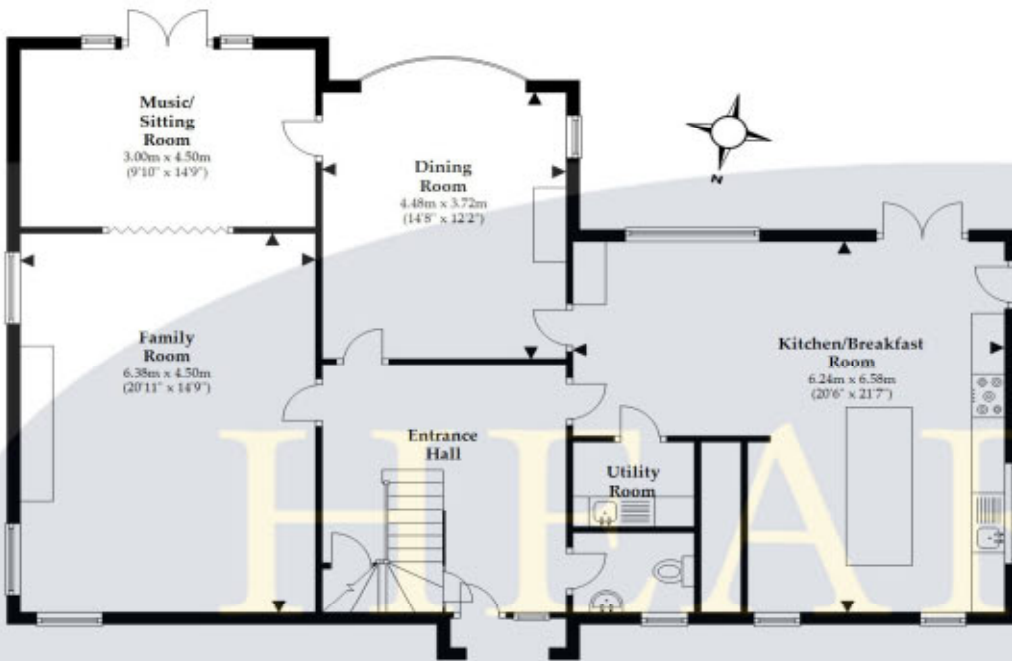
ENERGY PERFORMANCE RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.



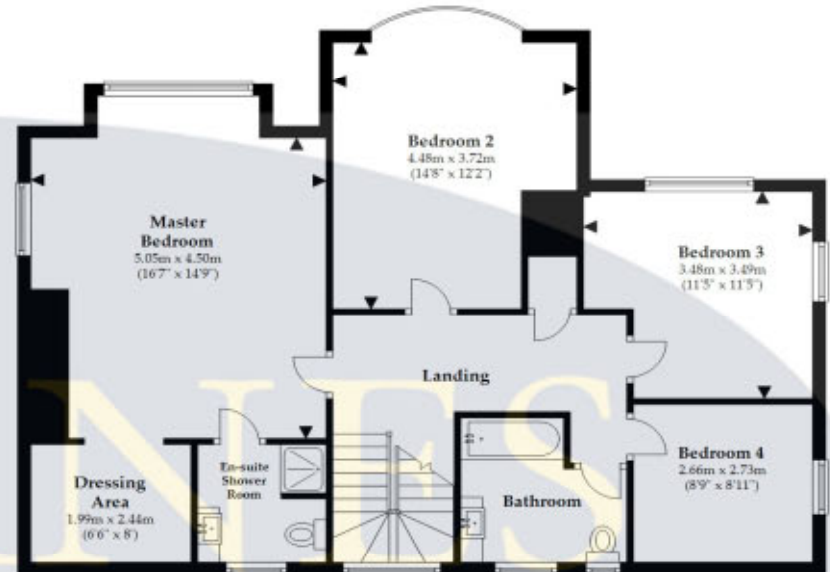


Ground Floor



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

First Floor



Main House Gross Internal Floor Area: Approx 209.1 sq.metres (2250 sq. feet)
Annexe Gross Internal Floor Area: approx 38.5 sq.metres (414 sq. feet)
Outbuilding Gross Internal Floor Area: approx 51.0 sq.metres (549 sq. feet)
Total Floor Area: approx 298.6 sq.metres (3213 sq. feet)

Outbuilding



Annexe







Brokenhurst Manor private forest golf club approx. 500 yards



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