



HAYWARD FOX

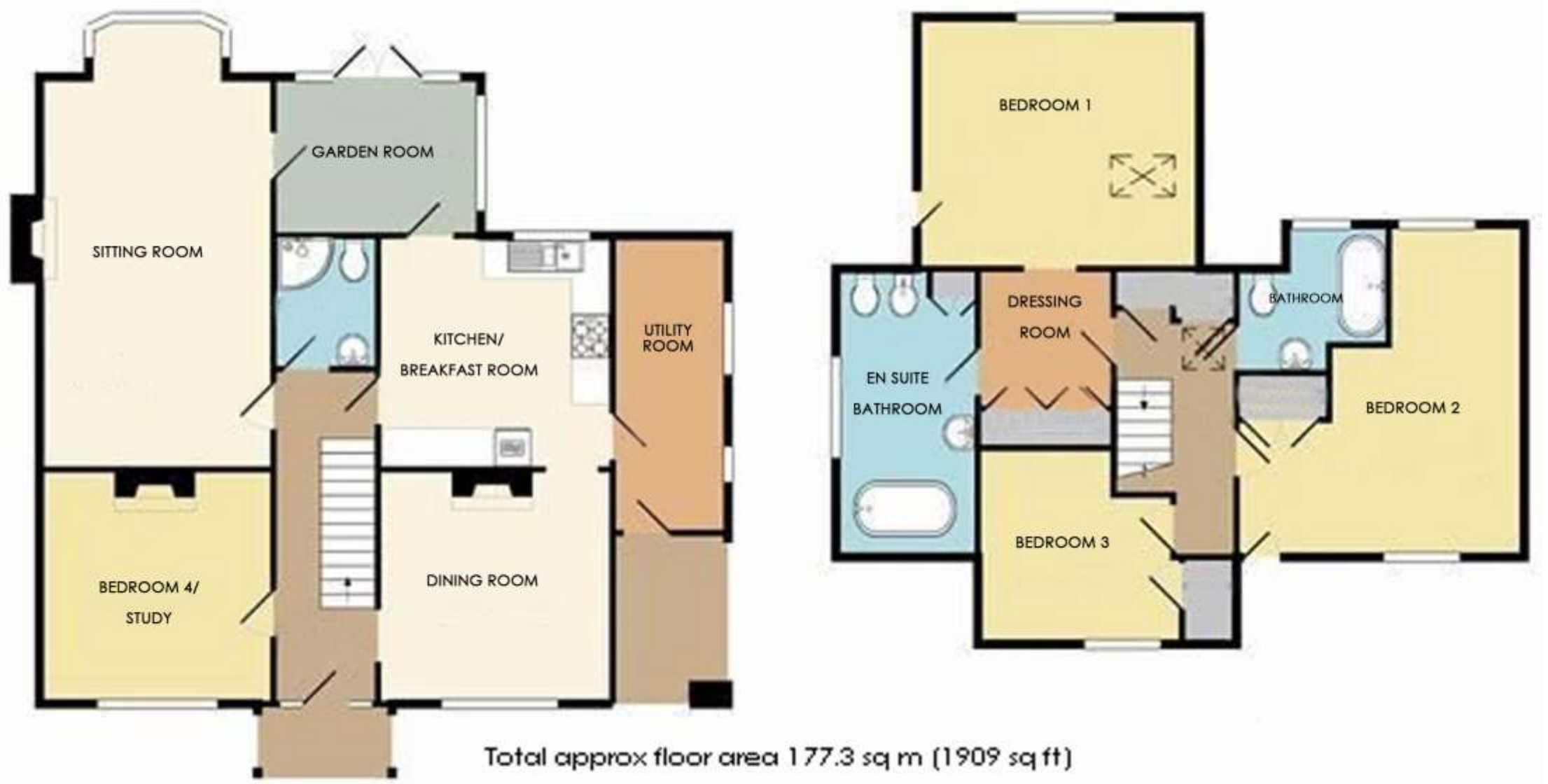


COLLYERS ROAD BROCKENHURST HAMPSHIRE SO42 7SE



[www.haywardfox.co.uk](http://www.haywardfox.co.uk)





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

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COLLYERS ROAD, BROCKENHURST  
HAMPSHIRE SO42 7SE



PRICE GUIDE: £735,000

A TWO STOREY DETACHED PROPERTY OFFERING EXTREMELY VERSATILE ACCOMMODATION. SUITABLE GROUND FLOOR BEDROOM WITH NEARBY SHOWER ROOM AND THREE FURTHER BEDROOMS TO THE FIRST FLOOR. GOOD SIZE RECEPTION ROOMS AND A GENEROUS REAR GARDEN.

ENTRANCE HALL, CLOAK/SHOWER ROOM, BEDROOM 4/STUDY, SITTING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, GARDEN ROOM, FIRST FLOOR LANDING, BEDROOM ONE WITH DRESSING ROOM AND LARGE EN SUITE, BEDROOMS TWO AND THREE, BATHROOM. OUTSIDE: SINGLE GARAGE AND STORES.

Appointments must be made via the Vendors Agents Hayward Fox

## COLLYERS ROAD BROCKENHURST HAMPSHIRE SO42 7SE

### ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

GOOD SIZE OAK FRAMED PORCH: With pitched tiled roof and ceiling light point. Composite entrance door with double glazed obscure centre pane and double glazed obscure side windows opening to:

ENTRANCE HALL: 17'4" x 5'5" (5.28m x 1.65m) Built-in meter cupboard with coat hanging. Phone point. Radiator. Picture rail. Understairs space. Stairs rising to first floor. Archway to dining room and door to:

BEDROOM FOUR/STUDY: 12'1" x 12'1" (3.68m x 3.68m) Incorporating chimney breast with wrought iron and tiled fireplace. Radiator. Picture rail. Double glazed UPVC front aspect window.

CLOAK/SHOWER ROOM: 6'9" x 5'4" (2.06m x 1.63m) Comprising fully tiled corner shower cubicle with fixed head; pedestal wash hand basin with tiled splashback; low level w.c. Tiled floor and skirting. Upright ladder style chromium radiator. Xpelair extractor fan.

SITTING ROOM: 23'4" (7.11m) into bay x 12' (3.66m) Brick fireplace with slate hearth, wooden mantel and at present fitted woodburner. Double glazed UPVC bay window with window seat. Wood flooring. Radiator in attractive cover. TV aerial point. Wall light points. Double glazed obscure circular side aspect window. Coved ceiling. Small paned glazed door to the garden room.

DINING ROOM: 12'1" x 12' (3.68m x 3.66m) Incorporating chimney breast and fireplace with gas flame effect woodburner style fire. Exposed wooden flooring. Radiator. Picture rail. Double glazed UPVC front aspect window. Archway to:

KITCHEN/BREAKFAST ROOM: 12' x 12' (3.66m x 3.66m) Well fitted with modern units comprising drawers and cupboards under wood worktops extending to peninsular breakfast bar. Built-in Hotpoint oven with four ring gas hob unit and extractor in stainless steel canopy above. Inset one and a half bowl single drainer ceramic sink unit with double glazed UPVC window above overlooking the rear garden. Space and plumbing for dishwasher. Part tiled walls. Matching eye-level cupboards. Ample space for American style fridge/freezer. Radiator. Built-in shelving. Coved ceiling. Recessed low voltage downlighters. Return door to entrance hall. Small paned door to utility room and doorway to:

GARDEN ROOM: 10'7" x 8' (3.23m x 2.44m) Radiator with attractive cover. Recessed low voltage downlighters. Double glazed UPVC side aspect window. Double glazed UPVC double doors with matching side panels opening to the rear garden.

UTILITY ROOM: 15'4" x 6' (4.67m x 1.83m) Wooden worksurface to one wall with inset single bowl, single drainer ceramic sink unit with double glazed UPVC window above, built-in cupboards and space and plumbing for both automatic washing machine and tumble dryer; tiled splashback. Matching eye-level cupboards. Baxi wall mounted boiler for the central heating and domestic hot water with nearby programmer. Further double glazed UPVC side aspect window. Strip lighting. Composite door to front porch.

FIRST FLOOR LANDING: Two double built-in shelved linen cupboards. Double glazed Velux window. Door to:

DRESSING ROOM: 7'2" x 7' (2.18m x 2.13m) plus wardrobes to one wall. Radiator. Door to en suite and archway to:

BEDROOM: 14'8" x 13' (4.47m x 3.96m) Access to eaves. TV aerial point. Radiator. Double glazed Velux window. Double glazed UPVC rear aspect window. Slightly sloping ceiling and recessed low voltage downlighters.

EN SUITE BATHROOM: 13'8" x 7'3" (4.17m x 2.21m) Comprising wood panelled bath with telephone style mixer tap and shower attachment with tiling to one side and both ends; wash hand basin with tiled splashback, low level w.c., bidet. Built-in shelved cupboard and useful display shelf to one wall. Radiator. Wall light points. Double glazed UPVC side aspect window. Extractor fan.

BEDROOM TWO: 14'10" x 17'8" (4.52m x 5.38m) narrowing to 7'6" (2.29m) plus built-in double wardrobe. Two radiators. Double aspect with double glazed UPVC windows to front and rear aspects. Slightly sloping ceilings.

BEDROOM THREE: 10'7" x 10' (3.23m x 3.05m) maximum plus built-in wardrobe cupboard. Radiator. Slightly sloping ceiling.

BATHROOM: 7'10" x 7'6" (2.39m x 2.29m) maximum Comprising freestanding roll top bath on clawed feet; wash hand basin with splashback; low level w.c. Wood panelled walls up to dado rail. Upright ladder style chromium radiator. Double glazed UPVC rear aspect window.

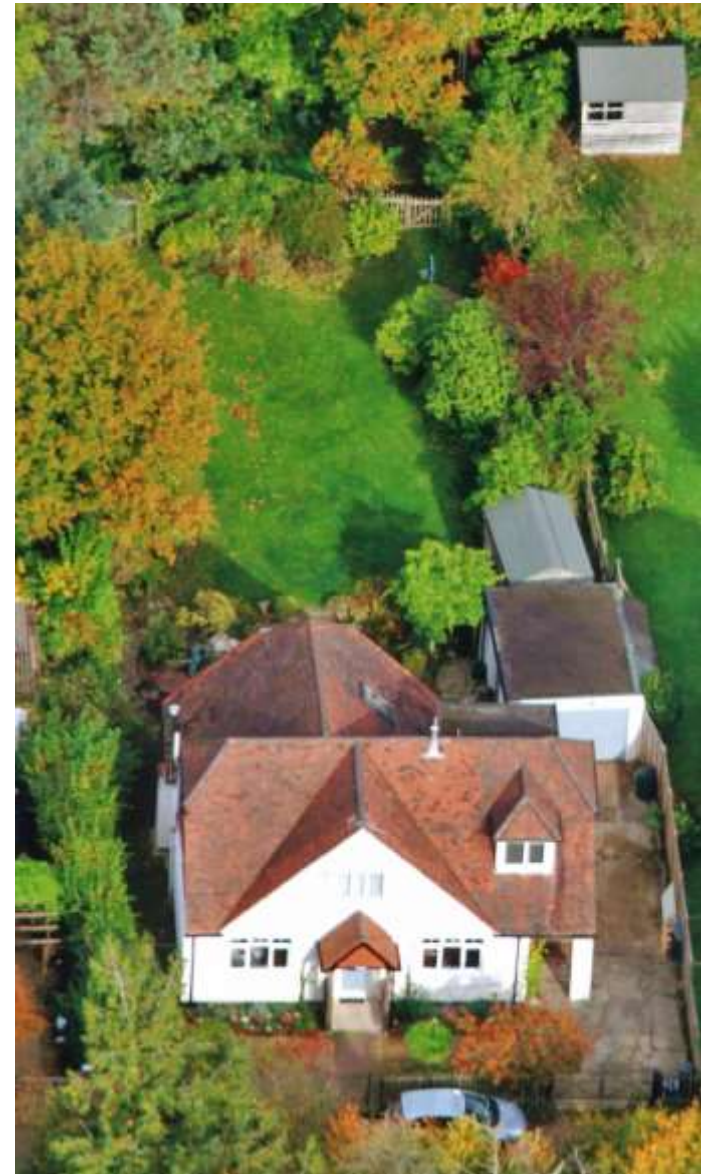
OUTSIDE: Pedestrian gate opens to brick paviour pathway which leads up to the porch with loose shingle either side and extremely well stocked beds. Double five bar gates open to the driveway which eventually leads to the:

SINGLE GARAGE: With metal up and over door. Power and light. Two small integral stores.

REAR GARDEN: Of a good size enjoying a good deal of privacy and seclusion. Large shingled patio area leads onto a good size area of lawn, enclosed by shrubs, bushes and trees. Outside water tap and lighting.

EPC RATING: Current ~ D60 Potential ~ C79

DIRECTIONAL NOTE: From the crossroads in the centre of Brockenhurst, proceed south along Sway Road and take the sixth turning on your left into Collyers Road and the property will be found after a short distance on the left hand side.



REF NO: BRB1091

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.