



Birch House

Eastley Wootton, Brockenhurst Road, New Milton, BH25 5TY

SPENCERS
NEW FOREST





BIRCH HOUSE

EASTLEY WOOTTON • BROCKENHURST ROAD • NEW FOREST

The Property

Situated in a secluded location and enjoying direct access onto the open forest, a well presented family house with a separate three bedroom detached annexe, set in approximately 7 acres of paddocks and gardens. The property forms part of an exclusive development of just four properties and is ideally situated to the equestrian enthusiast or those wanting to enjoy the delights of countryside pursuits.

£1,595,000



Viewing

By prior appointment only with the vendor's 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 fittings, 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.





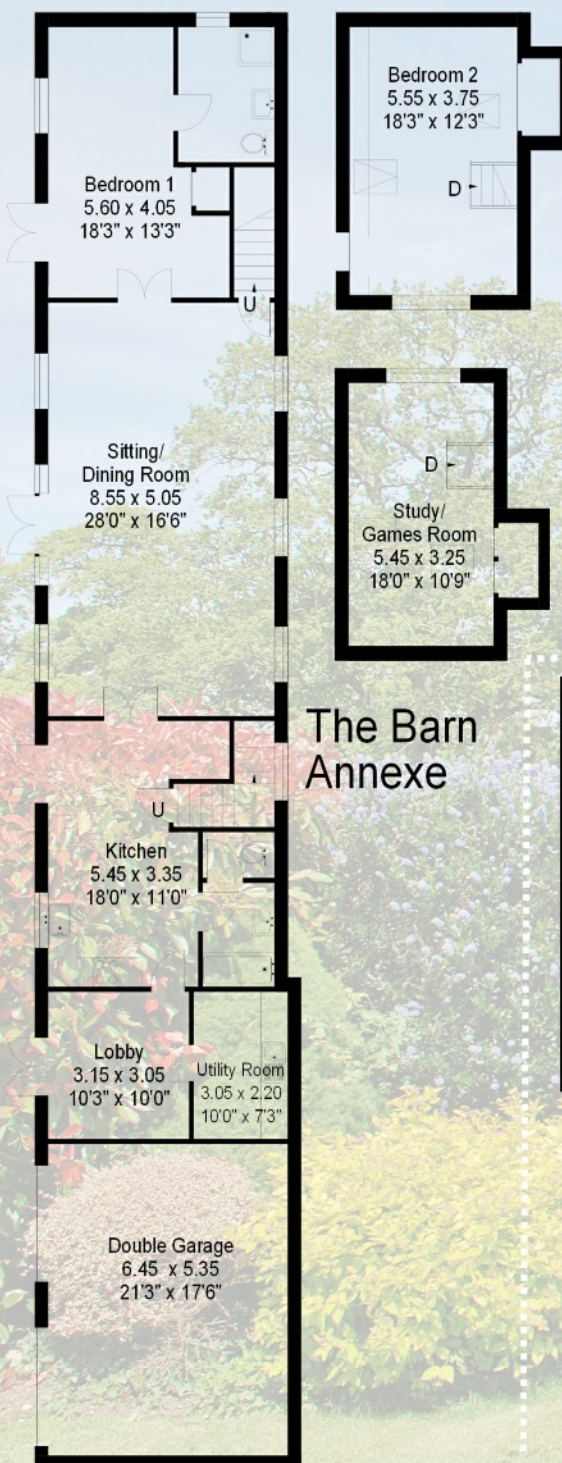
The Property

- Constructed of brick elevations set under a pitched tiled roof, this well presented equestrian property offers light and spacious accommodation with the benefit of a separate detached converted barn that is currently utilised as a three bedroom annexe.
- The impressive reception hall features a staircase rising to the first floor and doors leading to all the ground floor accommodation.
- The triple aspect drawing room benefits from a feature fireplace and a bay window with a door leading out to the rear garden.
- The comprehensively fitted kitchen/breakfast room has a range of wooden eye and base level storage cupboards and drawers.
- There are two bedroom suites, both with en-suite bathrooms, two further double bedrooms and a family bathroom completing the first floor layout.
- A detached self-contained annexe with an open plan living room, kitchen/breakfast room, master bedroom suite, two further bedrooms and a bathroom.

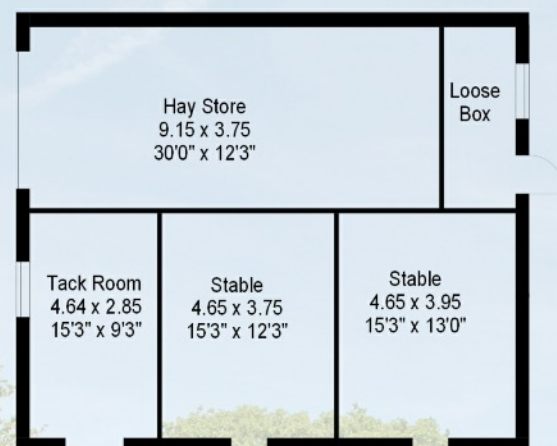
Grounds & Gardens

- An electric gated entrance leads into a private community of four houses with a private driveway leading up to Birch House.
- There is ample off road parking along with an integral double garage and a separate double open garage attached to the annexe.
- There is a delightful pergola leading to a paved area, ideal for alfresco entertaining.
- The beautifully maintained walled formal gardens are mainly laid to lawn with attractive mature shrubs and trees interspersing the lawn.
- For the equestrian enthusiast there are well fenced paddocks, three loose boxes, tack room, barn/tractor store, space for the horsebox, forest rights and direct access onto the open forest.





The Barn Annexe



Stables

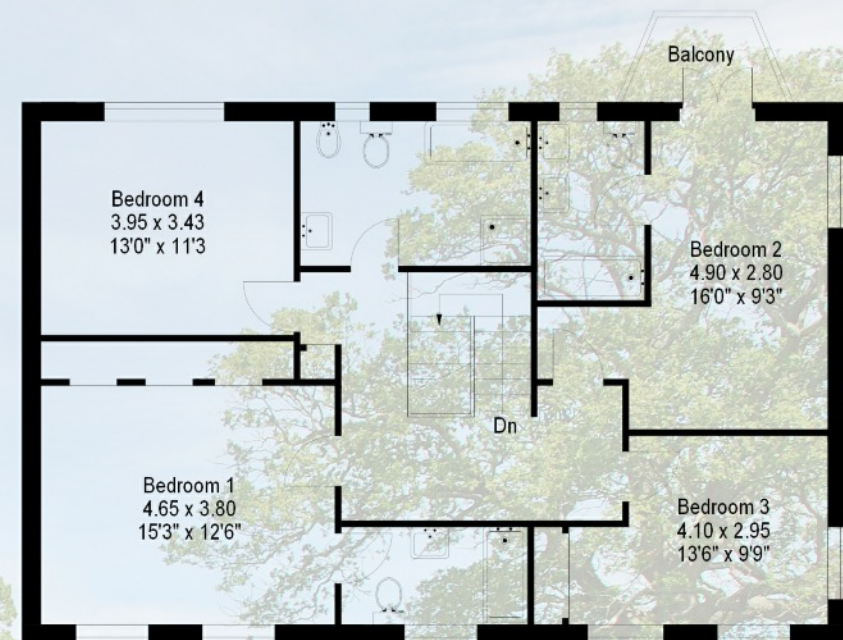
Approximate
Gross Internal Floor Area
Annexe: 190sq.m. or 2045sq.ft.
(Including Garage)
Stable Building: 90sq.m. or 969sq.ft.



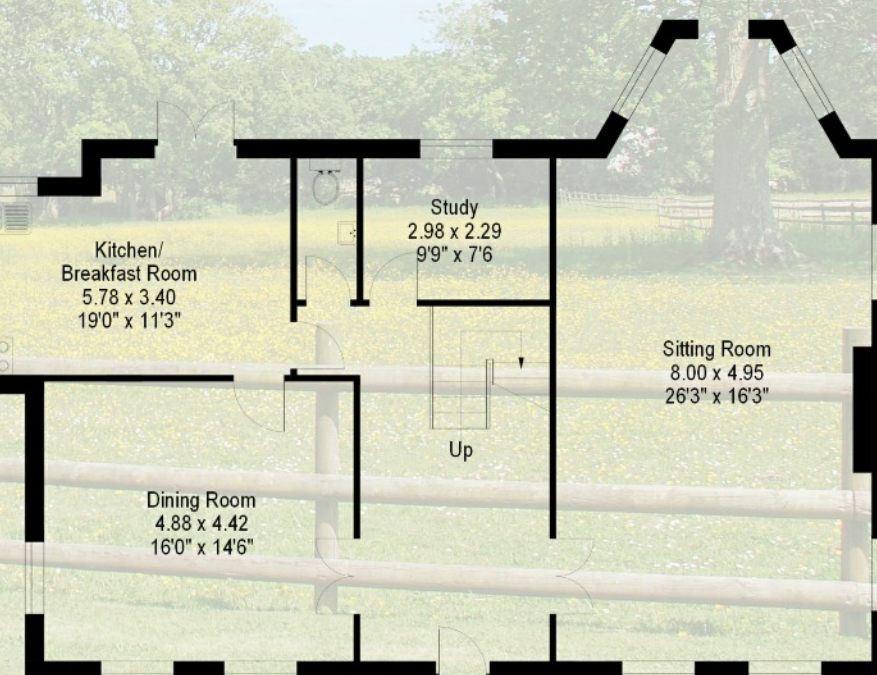
Approximate
Gross Internal Floor Area
Total: 270sq.m. or 2906sq.ft.
(Including Garage)

Plans produced and Copyright HOMEPLAN
www.homeplanuk.co.uk

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



First Floor



Ground Floor





Situation

The property occupies a secluded rural position in the New Forest National Park, Tucked away in this wonderful forest location, the property is situated within the New Forest National Park with easy access to the villages of Brockenhurst and Sway which each offer a mainline rail connection to London Waterloo. The property also offers easy access to the A35/A337 for connections to both Southampton and Bournemouth.

The property lends itself to a family with an equine interest and other outdoor activities, with the direct forest access.

NB: The ancillary accommodation can not be let or used for the purpose of holiday rentals.

Services

Council Tax Band: G

Mains Electric, Gas and Water. Private Drainage

Energy Efficiency Rating: Current: 58 Potential: 73

Directions

From our office in Brookley Road turn right and proceed over the Watersplash turning left onto the Burley Road. Follow the road out of the village and into the forest for approximately 3 miles until reaching a sign for New Milton on the left hand side. Turn left and proceed along this for approx. 1.5 miles and whereupon the entrance to Eastley Wootton will be found opposite the open Forest on your left. If you reach the T junction with the Rising Sun Pub opposite then you have gone too far.





This leafy village on the southern edge of the New Forest has everything you could want for family life in the Forest.

The Local Area

Wootton is a small village with two churches, a school, an associated pre school and a public house. Some 2 miles west is the village of Sway offering railway links to London and the south coast, in addition to a variety of local amenities.

The market town of Lymington, famous for its internationally renowned sailing facilities and marinas along with its Saturday country market, is approximately 5 miles south west of Wootton. The property is conveniently situated within a short drive of the A35 roadway and is within easy reach of motorways, rail links and both Bournemouth & Southampton International Airports, making it an ideal location for those with a requirement to commute.

Points Of Interest

Schools

Tiptoe Primary School	0.9 Miles
St. Luke's Church of England Primary School	2.2 Miles
Bransgore Primary School	3.3 Miles

Train/Tube station

Sway Mainline Railway Station	2.0 Miles
-------------------------------	-----------

Pub

The Three Tuns	3.4 Miles
The Crown	3.5 Miles
The Carpenter's Arms	3.9 Miles



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@spencersnewforest.com

www.spencersnewforest.com