



HAYWARD FOX

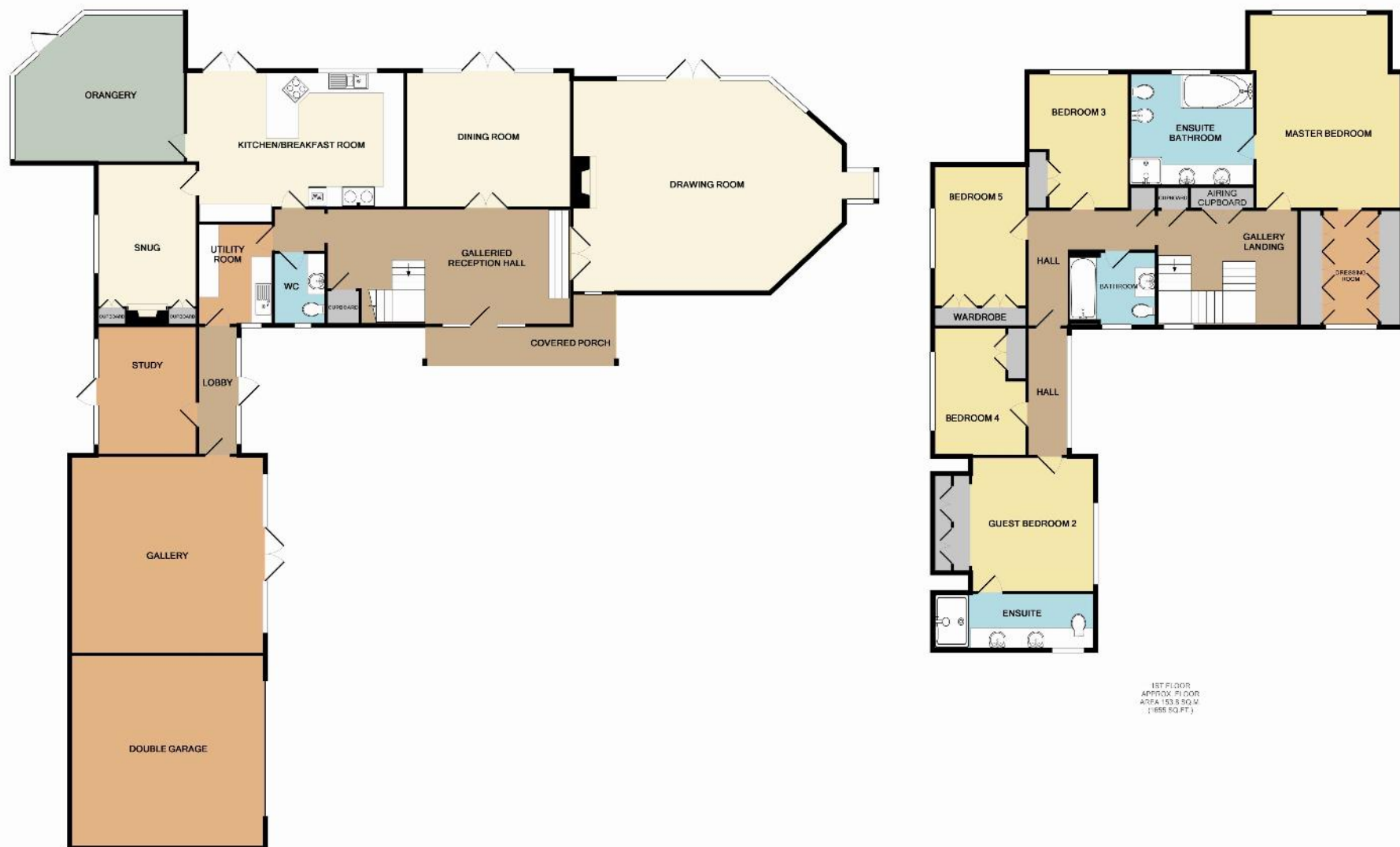


ARMSTRONG ROAD BROCKENHURST SO42 7TA



www.haywardfox.co.uk





GROUND FLOOR
APPROX. FLOOR
AREA 271.9 SQ.M
(2893 SQ. FT.)

FLOOR PLAN CREATED BY HAYWARD FOX ESTATE AGENTS
TOTAL APPROX. FLOOR AREA 425.6 SQ.M (4581 SQ.FT.)
Measurements are approximate. Not to scale. All dimensions subject to survey.

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: Bransgore ~ 01425 673707 Brockenhurst ~ 01590 624300 Lymington ~ 01590 675424 Mayfair ~ 020 7079 1454
Milford on Sea ~ 01590 644933 New Milton ~ 01425 638656 Sway ~ 01590 681656

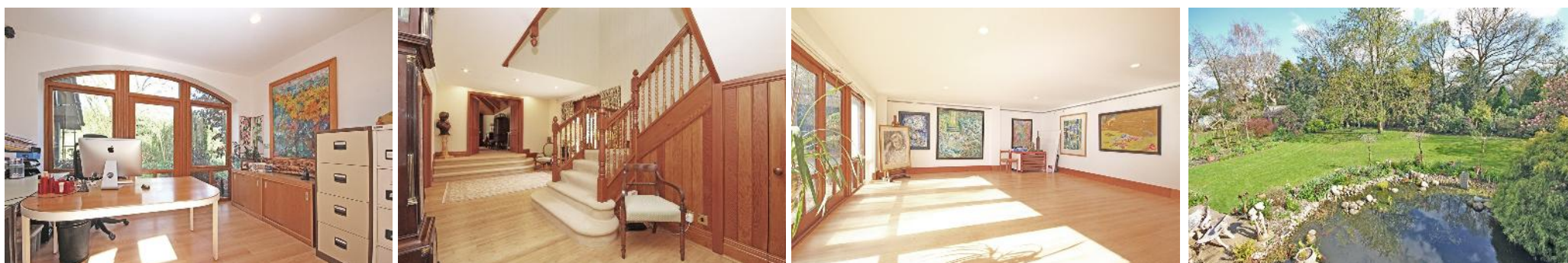
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ARMSTRONG ROAD, BROCKENHURST
HAMPSHIRE SO42 7TA



OFFERS IN EXCESS OF £3,000,000

A STUNNING INDIVIDUALLY DESIGNED HOME, OFFERING HIGH QUALITY, GENEROUS AND FLEXIBLE ACCOMMODATION SITUATED IN ONE OF THE MOST DESIRABLE LOCATIONS IN BROCKENHURST. HOMES OF THIS CALIBRE ARE RARELY AVAILABLE IN BROCKENHURST, HAVING BEEN IN THE SAME FAMILY OWNERSHIP SINCE BEING CONSTRUCTED TO EXACTING SPECIFICATIONS BY THE OWNER OCCUPIER JUST OVER 25 YEARS AGO.

GALLERIED RECEPTION HALL, CLOAKROOM, DRAWING ROOM, DINING ROOM, SNUG/FAMILY ROOM, ORANGERY, KITCHEN/BREAKFAST ROOM, UTILITY, REAR HALLWAY, STUDY, GALLERY, LANDING, MASTER BEDROOM WITH DRESSING ROOM & EN SUITE, GUEST BEDROOM WITH EN SUITE, 3 FURTHER BEDROOMS, BATHROOM. DOUBLE GARAGE, SHED, GARDEN IMPLEMENT STORE.

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

ARMSTRONG ROAD BROCKENHURST HAMPSHIRE SO42 7TA

ACCOMMODATION IN DETAIL: (All measurements are approximate)

LARGE COVERED PORCH: With pillars and paved flooring. Panelled entrance door with double glazed obscure centre pane and matching side panels to:

GALLERIED RECEPTION HALL: 24'6" x 11'8" (7.47m x 3.56m) narrowing to 7'10" (2.39m)
Wood flooring. Three steps up to drawing room. Phone point. Two radiators. Coved ceiling. Downlighters. Understairs cupboard. Wide tread staircase with wooden balustrade rising to first floor.

DRAWING ROOM: 27'1" x 21'7" (8.25m x 6.58m) maximum measurements
Approached through double panelled doors from the reception hall. A magnificent room with close boarded pine vaulted ceiling. Superb open fireplace with marble hearth, back and wooden surround. Four radiators. Double glazed square bay window with seat. Small double glazed front aspect window. Double glazed, double doors and matching side panels opening to and overlooking the patio, pond and garden.

DINING ROOM: 16'6" x 13'7" (5.03m x 4.14m)
Approached through double panelled doors from the reception hall. Two radiators. Dado rail. Wall light points. Coved ceiling. Double glazed double doors with fanlights over and full height matching side screens opening to and overlooking the patio, decking, pond and garden.

Archway from the reception hall leads to:

INNER LOBBY:
Access to the kitchen/breakfast room, utility room and:

CLOAKROOM: 7'8" x 4'11" (2.34m x 1.5m)
Inset wash hand basin with drawers and cupboards under and mirror above; low level w.c. Walls tiled up to dado rail. Radiator. Coved ceiling. Double glazed obscure window.

KITCHEN/BREAKFAST ROOM: 21'10" x 13'6" (6.65m x 4.11m) narrowing to 13'9" (4.19m)

Kitchen Area:
Well fitted with oak units comprising drawers and cupboards incorporating space for trays/towels, open corner shelving and wine rack under extensive granite worktops. Integrated fridges and dishwasher. Fitted Aga. Range of matching eye level cupboards incorporating glazed display cabinets, plate racks and open shelving with concealed underlighting. Built-in double oven and combi-microwave oven. Inset four ring ceramic hob unit.
Walls tiled between units. Inset Franke one and a half bowl sink with large double glazed window above overlooking the garden. Tiled floor and coving continue through to:

Breakfast Area:
Large recessed dresser to one wall. Matching corner cupboard. Radiator. Double glazed double doors with fanlights above open to decking and the rear garden. Doors to orangery and snug.

SNUG/FAMILY ROOM: 13'7" x 10' (4.14m x 3.05m)
Feature living flame gas fire with marble hearth, back and wooden mantel. Recessed part glazed cupboards either side of the chimney breasts. Radiator. Coved ceiling. Double glazed picture window overlooking the garden.

ORANGERY: 17'3" x 17'1" (5.26m x 5.21m) maximum measurements
Oak flooring. Two double radiators. Vaulted ceiling with double glazed triangular windows and part close boarded pine feature wall. Double glazed windows to two aspects and double glazed casement door opening to and overlooking the garden.

UTILITY ROOM: 10'6" x 7'9" (3.2m x 2.36m)
Tiled flooring. Corian worktops. Armitage Shanks deepware sink with cupboard under. Space and plumbing for both automatic washing machine and tumble dryer. Suitable space for upright fridge/freezer. Range of built-in cupboards. Radiator. Part tiled walls. Coved ceiling. Double glazed window. Door with double glazed fanlight to:

REAR HALLWAY: 12'8" x 4'4" (3.86m x 1.32m)
Wood flooring. Double glazed casement door with matching side panels and fanlights above to front aspect. Doors to:

GALLERY: 20' x 19'9" (6.1m x 6.02m)
Wood flooring. Recessed lighting. Picture lights on tracking. Double glazed double doors with matching side panels to front aspect.

STUDY: 12'8" x 10'8" (3.86m x 3.25m)
Wood flooring. Recessed lighting. Double glazed casement door with matching side panels and fanlights above overlooking and leading out to the garden.
HALF LANDING: Tall double glazed arched window to front aspect.

GALLERIED LANDING:
Two radiators. Dado rail. Coved ceiling. Recessed lighting. Large airing cupboard with prelagged hot water cylinders and slatted shelving. Cupboard housing the Ideal Concorde boiler for the central heating and domestic hot water with nearby programmer. Coats cupboard.

MASTER BEDROOM SUITE:

Bedroom: 19'6" x 14'8" (5.94m x 4.47m) overall
Two radiators. Dado rail. Coved ceiling. Recessed lighting. Large double glazed window, arched in the centre overlooking the pond and garden.

Dressing Room: 11'7" x 5'3" (3.53m x 1.6m)
Range of built-in wardrobes, some glazed, drawers and shelving to two walls. Radiator. Coved ceiling. Recessed lighting. Double glazed high level windows to two aspects.

En Suite Bath/Shower Room: 12'3" x 10'2" (3.73m x 3.1m)
Fully tiled walls and floor. Tiled panelled bath in granite surround. His and hers wash hand basins inset in granite top with range of drawers and cupboards under and range of mirror fronted and glazed cabinets above with mirrors and concealed lighting over. Low level w.c. with concealed cistern. Bidet. Fully tiled shower cubicle with shower unit. Underfloor heating. Upright ladder style chromium radiator. Shaver point. Coved ceiling. Recessed lighting. Double glazed obscure window.

BEDROOM THREE: 13'5" x 10' (4.09m x 3.05m) plus range of built-in wardrobes,
some with glazed doors and drawers to one wall. Radiator. Coved ceiling. Large double glazed window overlooking the gardens.

BEDROOM FIVE: 13'6" x 10'11" (4.11m x 3.33m) including built-in wardrobes
Radiator cover. Recessed lighting. Coved ceiling. Large double glazed window overlooking the gardens.

BATHROOM: 9'1" x 7'6" (2.77m x 2.29m)
Fully tiled walls and floor. Recessed panelled bath in tiled surround with mirrors to three sides. Inset wash hand basin in tiled top with cupboard under and mirror above. Shaver point. Wall light points. Radiator/towel rail. Low level w.c. Coved ceiling. Recessed lighting and double glazed obscure window.

REAR HALL: Radiator. Coved ceiling. Large double glazed front aspect window.

BEDROOM FOUR: 12'9" x 9'9" (3.89m x 2.97m) maximum including wardrobes with part glazed doors.
Radiator. Recessed lighting. Large double glazed window overlooking the gardens.

GUEST BEDROOM: 13'6" x 12'4" (4.11m x 3.76m) plus range of recessed wardrobes some with glazed doors and drawers under.
Double radiator. Coved ceiling. Recessed lighting. Large double glazed front aspect window. Door to:

EN SUITE SHOWER ROOM: 15'3" x 5'9" (4.65m x 1.75m)
Fully tiled walls and floor. Granite worktop to one wall with inset his and hers wash hand basins with mirrors over, drawers and cupboards under. Low level w.c. with concealed cistern. Two upright ladder style chromium radiators. Recessed lighting. Double glazed obscure window. Large fully tiled shower cubicle.

OUTSIDE: The property is approached from the road through double electronic vehicular gates with matching pedestrian gate. Large edged loose shingle driveway affording ample parking lead up to both the house and garaging. The driveway is flanked on one side by a border with hedging and fencing. To the other side is garden and well stocked beds leading through to the main area of garden. Loose shingle continues to the other side of the property where at present there is a large shed, kennel, useful concealed storage area and covered walkway.

THE GARDENS: A particular feature of the property. Laid to lawn, interspersed with extremely well stocked beds and borders. Immediately to the rear of the property are good sized decking and paved areas, part covered, abutting a large feature fishpond with waterfall. Outside lighting. The gardens are enclosed by fencing with mature trees to most boundaries. The plot we understand extends to approximately an acre.

LARGE GARDEN IMPLEMENT STORE:

GARAGE: 20'8" x 20'4" (6.3m x 6.2m) Twin electronic up and over door. Power, light and suitable roof storage.

EPC RATING: Current ~ D57 Potential ~ C71

DIRECTIONAL NOTE:

From the centre of the village of Brockenhurst, proceed in a westerly direction along Brookley Road, passing through the watersplash and turning left onto the Burley Road. Take the second turning on your right into Armstrong Road and the property can be found on your right and is named.

REF NO: BRB0927

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.