



NORTH WEIRS BROCKENHURST HAMPSHIRE SO42 7QA

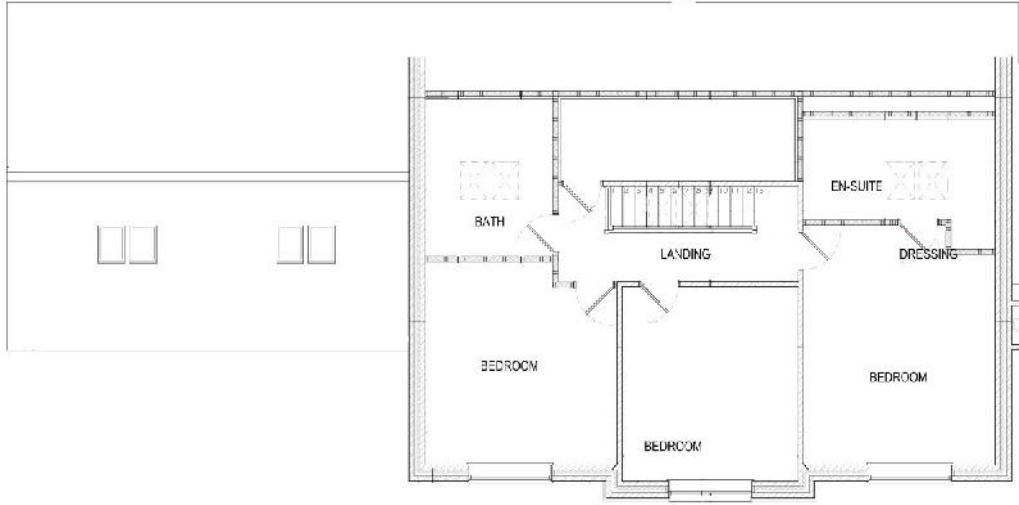
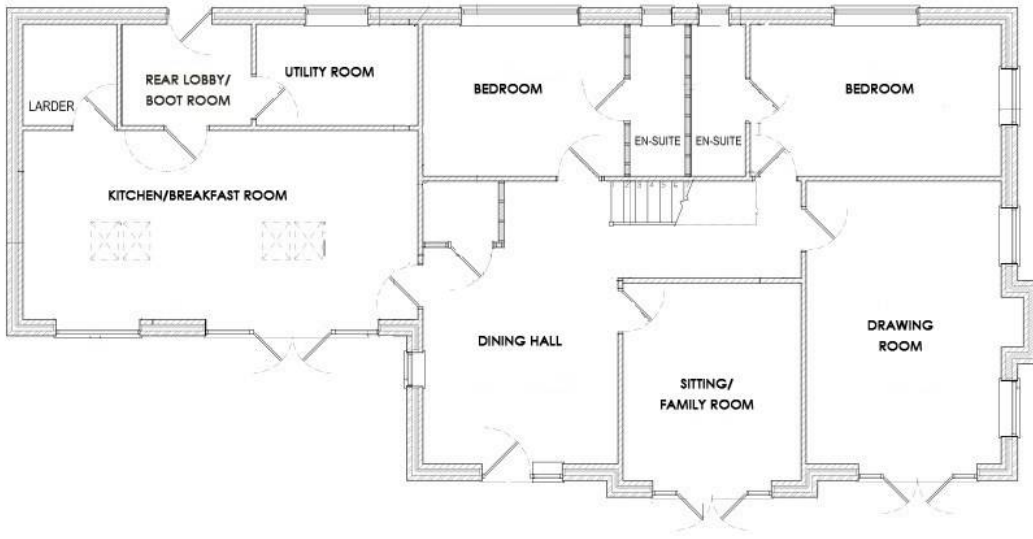


HAYWARD FOX  
OF BROCKENHURST  
  
**FOR SALE**  
01590 624300  
www.haywardfox.co.uk









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: Bransgore ~ 01425 673707 Brockenhurst ~ 01590 624300 Lymington ~ 01590 675424 Mayfair ~ 020 7079 1454  
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NORTH WEIRS, BROCKENHURST  
 HAMPSHIRE SO42 7QA



**PRICE GUIDE: £1,500,000**

A BRAND NEW INDIVIDUAL DETACHED HOME BUILT AND FINISHED TO A VERY HIGH SPECIFICATION, SITUATED IN A CONVENIENT SOUGHT AFTER LOCATION ADJACENT OPEN FOREST AND WITHIN WALK OF THE VILLAGE CENTRE.

LARGE OAK FRAMED PORCH, DINING HALL, CLOAKS, SITTING ROOM, DRAWING ROOM, KITCHEN/DINER, WALK-IN LARDER, REAR LOBBY, UTILITY, GF BEDROOMS 2 & 3 BOTH WITH EN SUITE SHOWERS, FIRST FLOOR LANDING, WALK-IN STORE, BEDROOM 1 WITH EN SUITE BATH/SHOWER, BEDROOMS 4 & 5, BATHROOM. OUTSIDE: SINGLE GARAGE & DOUBLE OPEN ENDED GARAGE.

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

## NORTH WEIRS BROCKENHURST HAMPSHIRE SO42 7QA

- \* 1909 Classic kitchen with crystal granite worktops and Belfast sinks
- \* Villeroy and Boch or Laufen sanitary ware with Grohe shower fittings and taps
- \* Bath stone fireplace with Stovax multi-fuel burner
- \* Underfloor heating to ground floor with superior radiators to first floor and special towel rails to bathrooms
- \* Villeroy and Boch tiles to the bathrooms and tiled floors to the dining hall, kitchen and family room
- \* Polished solid oak doors and bespoke solid oak staircase with banister rail and spindles to match
- \* Bespoke double glazed hardwood windows and doors plus electronically controlled Velux windows
- \* Individually designed oak framed entrance porch and fine handmade bricks to outer skin of property
- \* Both house and triple garaging have natural slate roofs with electric, water and drains to the garage as well
- \* Gardens and paths landscaped with fine granite slab paving with charcoal edging bricks

### ACCOMMODATION IN DETAIL: (All measurements are approximate)

**LARGE OAK FRAMED PORCH:** On brick pillars, recessed lighting. Double glazed entrance door with matching side panel to:

**DINING HALL:** 18'7" x 12'9" (5.66m x 3.89m) narrowing to 7'9" (2.36m) Tiled flooring with underfloor heating. Double glazed side aspect window.

**CLOAKROOM:** 4'8" x 4'1" (1.42m x 1.24m) Comprising wash hand basin with cupboard under; low level w.c. Tiled flooring. Upright radiator/towel rail. Extractor fan. Recessed lighting.

**SITTING/FAMILY ROOM:** 12'7" x 11'7" (3.84m x 3.53m) Tiled flooring. Underfloor heating. Double glazed French doors to terrace and garden.

**DRAWING ROOM:** 18'7" x 12'9" (5.66m x 3.89m) Bath stone fireplace with matching hearth, mantel and fitted Stovax woodburner. Underfloor heating. Double glazed side aspect windows and double glazed French doors to terrace and garden.

**KITCHEN/BREAKFAST ROOM:** 25'11" x 12'4" (7.9m x 3.76m) 1909 kitchen extremely well appointed in-frame drawers and cupboards incorporating dishwasher under crystal granite worktops with matching upstands, splashback and window sill. Villeroy and Bosh double bowl Belfast sink. Rangemaster cooker range with Rangemaster extractor above. Integrated upright fridge. Central island with range of drawers and cupboards under incorporating freezer and wine cooler. Range of eye-level cupboards and dresser unit with concealed underlighting and overlighting. Tiled flooring with underfloor heating. Vaulted ceiling with recessed lighting and double glazed electric Velux windows. Double glazed bi-fold doors opening to the terrace and garden. Door to rear lobby and:

**WALK-IN LARDER:** 6'6" x 6' (1.98m x 1.83m) Crystal granite worktop with matching upstand to two walls with cupboards under and range of shelving over. Tiled floor. Recessed lighting.

**REAR LOBBY/BOOT ROOM:** 8'5" x 6'6" (2.57m x 1.98m) Tiled floor. Recessed lighting. Double glazed door to rear garden and door to:

**UTILITY ROOM:** 8'1" x 6'6" (2.46m x 1.98m) Crystal granite worktop to one wall with inset Franke Belfast sink with cupboard under, matching upstand and window sill. Space and plumbing for automatic washing machine and tumble dryer. Tiled floor. Extractor fan. Recessed lighting. Cupboard housing the Vaillant central heating boiler, pressurised hot water cylinder, programmers and shelving.

**BEDROOM THREE:** 13'4" x 9'11" (4.06m x 3.02m) Underfloor heating. Double glazed rear aspect window. Door to:

**EN SUITE SHOWER ROOM:** 9'2" x 3'5" (2.79m x 1.04m) Fully tiled walls

and floor. Shower enclosure with fixed showerhead and handset. Wash hand basin with drawer under. Low level w.c. with concealed cistern. Upright radiator/towel rail. Extractor fan. Recessed lighting. Double glazed window.

**BEDROOM TWO:** 16'6" x 9'11" (5.03m x 3.02m) Underfloor heating. Double aspect with double glazed windows. Door to:

**EN SUITE SHOWER ROOM:** 8'8" x 3'5" (2.64m x 1.04m) Fully tiled walls and floor. Shower enclosure with fixed shower head. Wash hand basin with drawer under. Low level w.c. with concealed cistern. Upright radiator/towel rail. Extractor fan. Recessed lighting. Double glazed window.

**FIRST FLOOR LANDING:** Recessed lighting. Access to roof space. Double glazed electric Velux windows.

**WALK-IN STORAGE ROOM:** 16'2" x 5'2" (4.93m x 1.57m) Wall mounted convector heater. Access to eaves storage. Wall light points. Sloping ceiling.

**BEDROOM ONE:** 16' x 12'9" (4.88m x 3.89m) maximum measurements Radiator. Double glazed front aspect window. Door to:

**EN SUITE BATH/SHOWER ROOM:** 12'6" x 5'11" (3.81m x 1.8m) main measurements White suite comprising panelled bath with tiled recesses and tiled shelf behind. Recessed inset wash hand basin with cupboard under, tiled splashback. Recessed mirror fronted cabinet over. Low level w.c. with concealed cistern. Built-in shelved cupboard. Walls tiled around bath. Fully tiled shower cubicle with fixed shower head, flexible handset and tiled recess. Upright radiator/towel rail. Double glazed obscure Velux windows.

**BEDROOM FOUR:** 13'6" x 12'9" (4.11m x 3.89m) maximum measurements Radiator. Double glazed front aspect window.

**BEDROOM FIVE:** 12'7" x 11'7" (3.84m x 3.53m) Radiator. Double glazed front aspect window.

**BATHROOM:** 8'6" x 8'6" (2.59m x 2.59m) White suite comprising panelled bath with mixer tap, shower attachment and screen, walls tiled around the bath; inset wash hand basin with range of cupboards under, tiled splashback and illuminated mirror above; low level w.c. with concealed cistern. Shelved cupboard. Shaver point. Tiled floor. Upright radiator/towel rail. Double glazed obscure Velux windows.

**OUTSIDE:** The property is approached from North Weirs over a long drive and through gates where there is a large driveway affording ample parking/turning leading up to the property and:

**TRIPLE GARAGING:** Comprising:

**SINGLE GARAGE:** 18'10" x 10'6" (5.74m x 3.2m) With electronic up and over door painted to match windows. Power points. Strip lighting. Side aspect window. Door into the:

**DOUBLE OPEN ENDED GARAGE:** 19'9" x 19'1" (6.02m x 5.82m) Power points. Strip lighting. Stairs to:

**FIRST FLOOR:** 30'7" x 12'9" ( 9.32m x 3.89m) maximum measurements Power points. Strip lighting. Side aspect window. Offering future scope for various uses STPP.

A pathway leads to the front door of the property and across to two terraces with large expanse of lawn to the front, continuing to side and to the rear of the property where there is a further terrace which is completely private. Outside lighting. All enjoying a good degree of privacy and seclusion, enclosed by mature hedging and fencing.

**EPC RATING:** Current ~ B86 Potential ~ B86

REF NO: BRB1017

### 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.