



HAYWARD FOX

*TIMBERTOP
BROCKENHURST SO42 7SW*



A rare opportunity to acquire an imposing detached residence situated in one of the most desirable roads to live in this sought after New Forest village. Timbertop is designed by a local award-winning architect who takes advantage of this superb forest location within the National Park conservation area, being built with the surroundings in mind.

Timbertop has numerous outstanding features including large expanses of glass and vaulted ceilings in the principal rooms creating spacious, light and airy accommodation. Outside there is plentiful parking and a double garage situated on a large comprehensive landscaped plot approaching 1/3 of an acre.



Timbertop is a substantial detached home designed by Steve Sherlock of award winning Sherlock Boswell Architecture who specialise in bespoke and individual homes, with a reputation for creative designs that offers flexible modern living in a beautiful Forest environment.

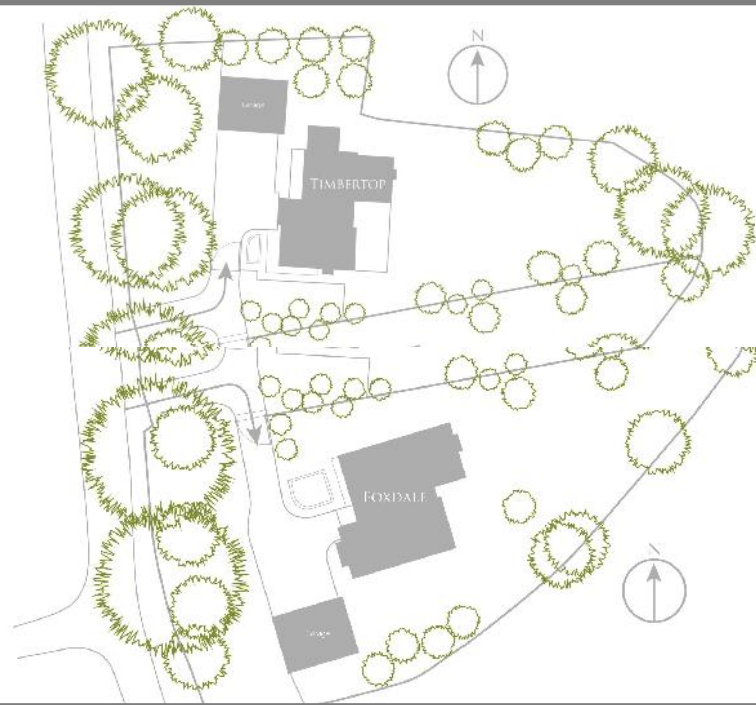
Timbertop uses the highest quality materials and the interior offers extensive accommodation designed and specified by Jigsaw Interior Architecture. There is a superb atrium reception area with gallery landing being the heart of the property leading to the open plan kitchen/family room with vaulted ceilings and the more formal sitting room, both with contemporary fireplaces and bi-fold doors to the terrace and garden. The first floor offers five bedrooms, the master bedroom has a beautiful en-suite bathroom and walk in wardrobe and there are two guest bedroom suites with en-suite shower rooms. Timbertop is finished with a comprehensive landscaping scheme to blend the buildings with the surrounding environment as well as providing a good degree of seclusion.



SPECIFICATION

Timbertop has a high quality individually designed Leicht kitchen with Miele appliances, Quooker instant boiling and filter water and bathrooms feature Duravit, Hansgrohe & Vado. Fitted wardrobes will complement the master bedroom and bedroom two with oak doors throughout the house and a stunning oak staircase within the vaulted entrance. The house features lighting control and is pre-wired to accept a large range of additional audio visual options which are compatible to mobile devices. Eco features include a house-wide mechanical heat recovery and ventilation system coupled with underfloor heating to all ground floor rooms and high levels of insulation to all areas. The external area includes a rainwater recycling tank for re-use of rainwater within the garden areas.





TIMBERTOP FOREST PARK ROAD BROCKENHURST SO42 7SW

LOCATION

Timbertop is situated in one of the village's most desirable roads with direct forest access and a few minutes walk from the centre of Brockenhurst village which has a wide range of shops, junior school and secondary college as well as hotels, public houses, restaurants and 18 hole golf course. It also has the mainline railway station with service to London Waterloo only 95 mins away, making the village a popular destination with commuters looking for a quiet lifestyle away from London.

DIRECTIONS

From Brockenhurst village centre proceed along Brookley Road, through the water splash and turn tight onto Rhinefield Road, pass Meerut Road on your right take the third turning on your left just past the Forest Park Hotel into Forest Park Road where Timbertops is on your left after 150 yards.

WARRANTY

10 year NHBC

SERVICES

MAINS: Gas, Electric and Water

PRIVATE: Drainage

DEVELOPER

Bryant and Trowbridge

PRICE

£1,785,000

TENURE

Freehold

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Ground Floor



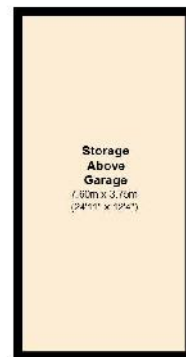
Approx Gross Internal Area: 264.9 sqm / 2851.3 sqft

Garage: 44.0 sqm / 473.6 sqft

Storage Above Garage: 28.5 sqm / 306.8 sqft

Total Approx Gross Area: 337.4 sqm / 3631.7 sqft

First Floor





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