



HAYWARD FOX

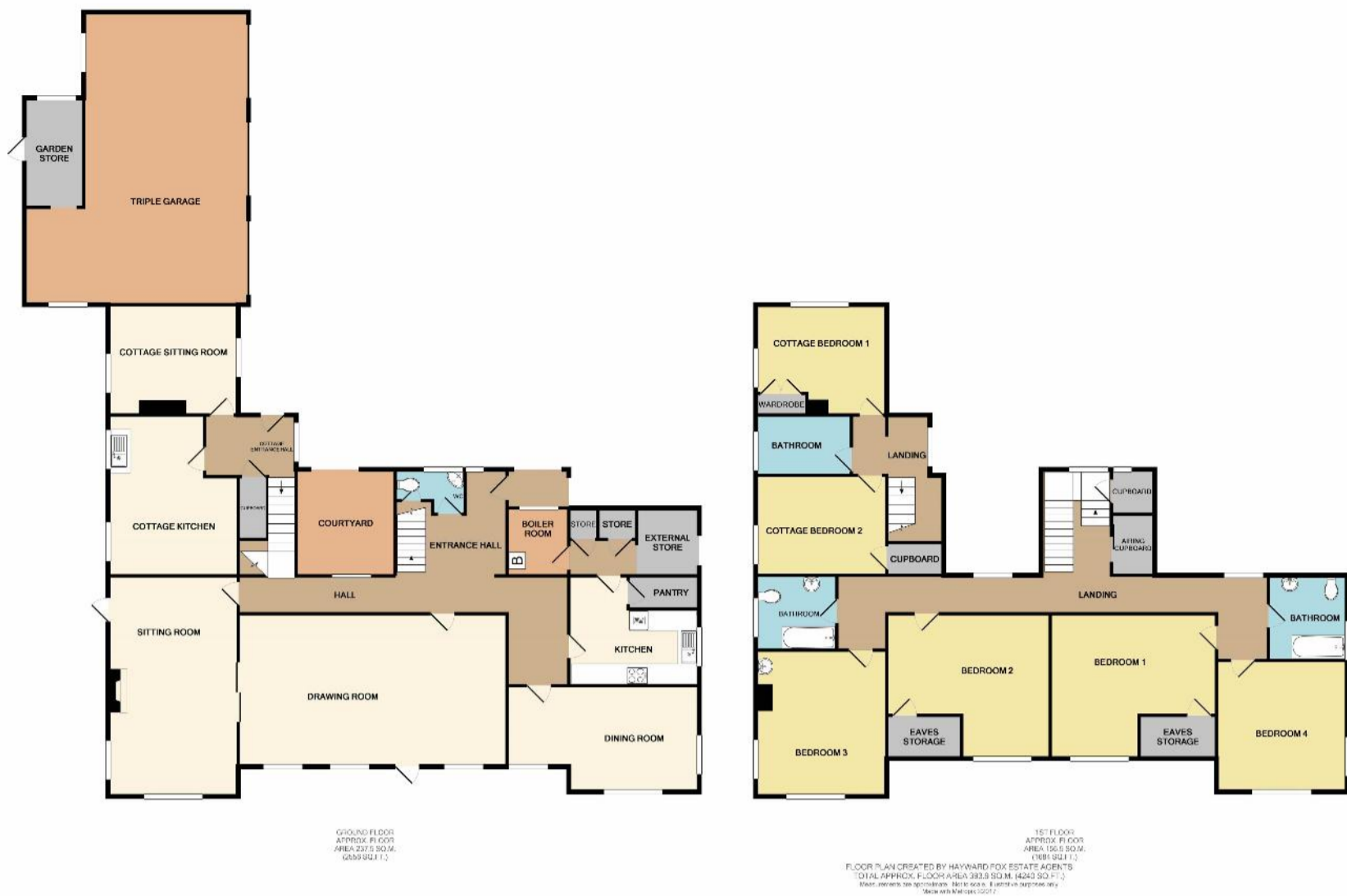


SWAY ROAD BROCKENHURST HAMPSHIRE SO42 7UL



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

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SWAY ROAD, BROCKENHURST
HAMPSHIRE SO42 7UL



PRICE GUIDE: £1,400,000

A FOUR BEDROOM DETACHED CHARACTER HOME WITH TRIPLE GARAGING AND SELF CONTAINED TWO BEDROOM COTTAGE SET IN GARDENS AND GROUNDS EXTENDING TO APPROXIMATELY THREE ACRES, CLOSE TO THE OPEN FOREST AND WITHIN EASY REACH OF THE VILLAGE CENTRE.

ENTRANCE HALL, CLOAKROOM, DRAWING ROOM, LOUNGE, DINING ROOM, KITCHEN, BOILER/UTILITY ROOM, FIRST FLOOR LANDING, FOUR DOUBLE BEDROOMS AND TWO BATHROOMS. TRIPLE GARAGING/WORKSHOP. COTTAGE COMPRISING ENTRANCE HALL, SITTING ROOM, KITCHEN/DINER, TWO BEDROOMS & BATHROOM.

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

SWAY ROAD BROCKENHURST HAMPSHIRE SO42 7UL

DIRECTIONAL NOTE: From the crossroads in the centre of the village of Brockenhurst, proceed in a southerly direction along Sway Road Road eventually passing over the railway bridge where soon after the property can be seen on your right and is named.

ACCOMMODATION IN DETAIL: (All measurements are approximate)

COVERED ENTRANCE PORCH: With tiled step and ceiling light point. Hardwood stable entrance door to:

ENTRANCE HALL: Of a good size. Three radiators. Two windows. Decorative coving. Wide tread staircase rising to first floor.

CLOAKROOM: Comprising corner wash hand basin with tiled splashback and low level w.c. Radiator. Tiled floor. Understairs storage cupboard. Obscure glazed window.

DRAWING ROOM: 26'4" x 15' (8.03m x 4.57m) This room is approached through a glazed door. Built-in book shelving. Two double radiators. Decorative coving. Three windows and casement door opening to the patio and gardens. Glazed double sliding doors to:

LOUNGE: 21'9" x 12'11" (6.63m x 3.94m) maximum Incorporating open stone fireplace with matching hearth and mantel. TV aerial point. Two double radiators. Decorative coving. Double aspect with two windows and casement door opening to and overlooking the gardens. Glazed return door to entrance hall.

DINING ROOM: 19' x 10'5" (5.79m x 3.18m) narrowing to 7'11" (2.41m) This room is approached through a glazed door. Double radiator. Decorative coving. Windows to two aspects overlooking the gardens. Serving hatch to:

KITCHEN: 12'10" x 10'9" (3.91m x 3.28m) narrowing to 7'5" (2.26m) comprising base units of drawers and cupboards incorporating space for trays under worktops. Inset single bowl, single drainer, stainless steel sink unit with window above. Built-in Belling Formula four ring ceramic hob unit with concealed extractor above. Built-in Tricity split level oven with storage above and below. Matching eye level cupboards and tall shelved cupboard. Radiator. Space for upright fridge/freezer. Stable door to rear porch and door to:

WALK-IN LARDER: 6'11" x 2'11" (2.11m x 0.89m) With built-in shelving incorporating cold shelf. Electric light.

REAR PORCH: Opening to enclosed bin area and giving access to two useful stores and:

BOILER ROOM: 6'8" x 5'9" (2.03m x 1.75m) Tiled floor. Boiler for the central heating and domestic hot water with nearby programmer. Space and plumbing for both automatic washing machine and tumble dryer. Electric light. Obscure glazed window.

FIRST FLOOR LANDING: Walk-in storage room with electric light. Walk-in airing cupboard with pre-lagged hot water cylinder with fitted immersion and range of slatted shelving. Two radiators. Access to the roof space. Three windows.

BEDROOM ONE: 14'4" x 12'11" (4.37m x 3.94m) Double radiator. Double aspect overlooking the gardens.

BATHROOM: 7'11" x 6'11" (2.41m x 2.11m) White suite comprising tiled panelled bath with shower unit over; wash hand basin and low level w.c. Part tiled walls. Shaver point. Radiator. Window.

BEDROOM TWO: 16'3" x 14'3" (4.95m x 4.34m) narrowing to 9'10" (3m) Access to eaves storage cupboard. Radiator. Window overlooking the gardens.

BEDROOM THREE: 16'4" x 14'3" (4.98m x 4.34m) narrowing to 9'11" (3.02m) Access to eaves storage. Radiator. Window overlooking the gardens.

BEDROOM FOUR: 12'11" x 12'11" (3.94m x 3.94m) Double

radiator. Double aspect with windows overlooking the gardens.

BATHROOM TWO: 8'5" x 7'11" (2.57m x 2.41m) White suite comprising tiled panelled bath, wash hand basin with tiled splashback and low level w.c. Radiator. Window.

OUTSIDE:

COTTAGE:

Part obscure glazed door to:

ENTRANCE HALL: 9'1" x 5'6" (2.77m x 1.68m) Radiator. Understairs cupboard. Stairs rising to first floor. Window. Doors to:

SITTING ROOM: 12'10" x 10'10" (3.91m x 3.3m) Two radiators. Two windows.

SUITABLE KITCHEN/DINER: 15'10" x 13' (4.83m x 3.96m) narrowing to 9'6" (2.9m) Sink unit with cupboards under and window above. Cooker panel. Double radiator. Two windows.

FIRST FLOOR LANDING: Window and doors to:

BEDROOM ONE: 12'10" x 10'10" (3.91m x 3.3m) Built-in double wardrobe with storage above. Double radiator. Two windows.

BEDROOM TWO: 12'11" x 9'8" (3.94m x 2.95m) plus built-in wardrobe cupboard. Radiator. Window.

BATHROOM: 9'5" x 5'8" (2.87m x 1.73m) comprising bath and wash hand basin with splashbacks; low level w.c. Radiator. Window.

OUTSIDE ENCLOSED BIN AREA AND GARDENER'S W.C.:

TRIPLE GARAGING/WORKSHOP:

Garaging: 28'10" x 22' (8.79m x 6.71m) maximum narrowing to 16'3" (4.95m) Three up and over doors. Power and strip lighting. Two windows. Doorway to:

Workshop: 10'10" x 5'5" (3.3m x 1.65m) Power and light. Window. Door to outside.

GARDENS & GROUNDS: The house is approached across a loose shingled driveway, through a five bar gate onto a large sweeping driveway which leads up to both the main house, cottage and garaging.

High wall to one side of the driveway with pedestrian gate which opens into the main area of garden which is a particular feature of the property, laid predominantly to lawn with two feature ponds and interspersed with shrubs and bushes, all enclosed by hedging. A large paved patio wraps around the property. Concealed compost area. Further area of lawn to other side of the property with the remainder of the grounds laid to well fenced paddocks with field shelter.

EPC RATING: Current - E42 Potential - C72

Ref: BRB1013

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.