



WOODBURY BROCKENHURST HAMPSHIRE SO42 7PA







For more information on this property or to arrange an accompanied viewing, please contact:
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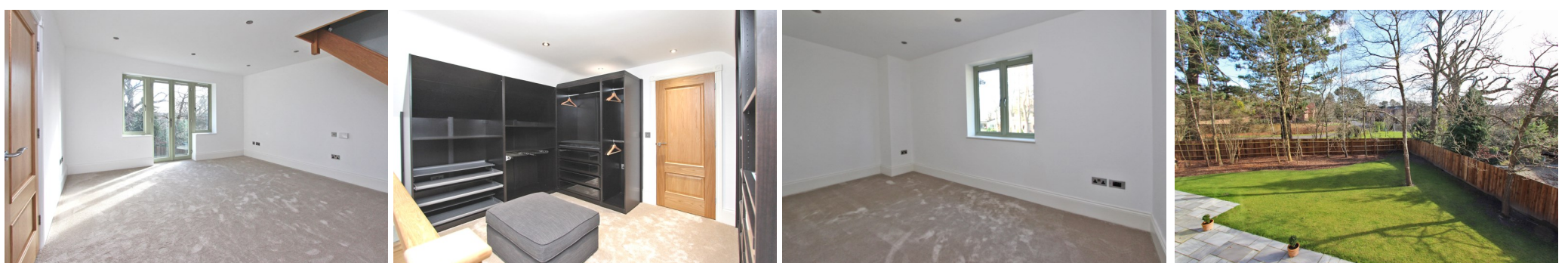
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WOODBURY
 BROCKENHURST
 HAMPSHIRE SO42 7PA



PRICE GUIDE: £1,695,000

AN A STUNNING BRAND NEW FIVE BEDROOM DETACHED HOUSE BUILT TO A VERY HIGH SPECIFICATION AND SITUATED IN A MOST CONVENIENT LOCATION.

ENTRANCE HALL, CLOAKROOM, DINING ROOM, STUDY, SITTING ROOM, KITCHEN/BREAKFAST/FAMILY ROOM, UTILITY, LANDING, MASTER BEDROOM WITH EN SUITE BATH/SHOWER ROOM & SEPARATE W.C., GUEST BEDROOM WITH DRESSING ROOM & EN SUITE SHOWER ROOM, 3 FURTHER BEDROOMS, BATHROOM, SECOND FLOOR DRESSING ROOM, TWO LOFT ROOMS. DOUBLE GARAGE.

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

WOODBURY BROCKENHURST HAMPSHIRE SO42 7PA

ACCOMMODATION IN DETAIL: All measurements are approximate)

Entrance door with double glazed obscure circular centre pane and Door Bird door bell to:

ENTRANCE HALL: 10'2" x 7'9" (3.1m x 2.36m) narrowing to 6'1" (1.85m) Double glazed side aspect window. Recessed low voltage downlighters. Coats cupboard with automatic light. Tiled floor. Double doors with small paned bevelled glass to dining room.

CLOAKROOM: 5'3" x 3'4" (1.6m x 1.02m) Corner wash hand basin with mirror above. Low level w.c. with concealed cistern. Fully tiled walls. Tiled floor. Extractor fan. Recessed low voltage downlighters. Double glazed obscure window.

DINING ROOM: 23'4" x 16'4" (7.11m x 4.98m) narrowing to 16'1" (4.9m) Tiled floor. Hardwood staircase with glazed balustrade rising to first floor. Recessed low voltage downlighters. Double glazed windows and double glazed double doors opening to the patio and rear garden. Double doors with small paned bevelled glass to sitting room, kitchen/family room and door to:

STUDY: 14'3" x 8'2" (4.34m x 2.49m) Wood flooring. Recessed low voltage downlighters. Large double glazed front aspect window.

SITTING ROOM: 22'7" x 14'7" (6.88m x 4.44m) maximum measurements Floor to ceiling tiled fireplace with Stovax Studio Edge woodburner with wood storage shelf under. Wood flooring. Recessed low voltage downlighters. Large double glazed front aspect window. Four part double glazed bi-fold doors opening to the patio and rear garden.

KITCHEN/BREAKFAST/FAMILY ROOM: 32'8" x 19'1" (9.96m x 5.82m) narrowing to 14'9" (4.5m) An extremely well fitted Masterclass Ashbourne kitchen in light grey and anthracite under Carrera quartz worktops with matching upstands. Inset double bowl, stainless steel sink unit with Grohe filtered and chilled tap. Two integrated Siemens dishwashers. Two built-in Miele self cleaning ovens with warming drawer and storage under, microwave combi-oven and steam oven above. Built-in lit dresser units and larder cupboard. Samsung American side by side fridge/freezer. Central island unit with inset stainless steel bowl and Quooker instant boiling water tap. Inset Miele induction hob. Saucepan drawers, cupboards and integrated Siemens fridge under. Wood breakfast bar to one side of the central island. Recessed remote controlled Lux Air extractor in lowered ceiling with uplighting above the central island. Recessed low voltage downlighters. Double glazed front aspect windows. Tiled floor continuing through to family room which has a vaulted ceiling with large remote controlled Velux windows, large double glazed gable end window and double glazed bi-fold doors to three aspects. Door to:

UTILITY ROOM: 11'2" x 5'9" (3.4m x 1.75m) Masterclass Ashbourne cupboards under Carrera quartz worktops with matching upstands and inset single bowl, stainless steel sink unit. Space for washing machine and tumble dryer. Polar ice maker. Large two zone wine cooler. Matching double eye level cupboard. Recessed low voltage downlighters. Extractor fan. Double glazed side aspect window. Part double glazed door with fan light above leading to outside.

FIRST FLOOR LANDING: Glazed balustrade. Night lights above the skirting boards. Recessed low voltage downlighters.

BEDROOM ONE: 15'5" x 14'6" (4.7m x 4.42m) Oak staircase with glazed balustrade rising to dressing room. Double glazed double doors with matching side windows and glazed Juliet balcony. Recessed low voltage downlighters. Door to:

EN SUITE BATH/SHOWER ROOM: 11'1" x 5'10" (3.38m x 1.78m) Fully tiled walls and floor. Large walk-in shower enclosure with fixed head and handset. Free-standing bath with wall mounted TV to one end. Double wash hand basins with drawers under and lit mirror above with demisting function and nearby shaver point. Upright ladder style chromium radiator. Extractor fan. Recessed low voltage downlighters. Double glazed obscure window. Door to:

SEPARATE W.C.: Tiled floor and low level w.c. with concealed cistern. Extractor fan. Recessed low voltage downlighters. Double glazed obscure window.

DRESSING ROOM: 12'6" x 9'2" (3.81m x 2.79m) main measurement Well fitted with wardrobes and drawers. Recessed low voltage downlighters. Door to:

LOFT ROOM: 12'6" x 5'8" (3.81m x 1.73m) Housing the Ethernet hub and Gigabit switch.

Door to:

LARGE LOFT ROOM: 18'3" x 13' (5.56m x 3.96m) Strip lighting.

GUEST BEDROOM TWO: 16'8" x 11'4" (5.08m x 3.45m) Recessed low voltage downlighters. Double glazed windows to front and rear aspects. Door to:

DRESSING ROOM: 6'6" x 5'9" (1.98m x 1.75m) Recessed low voltage downlighter. Door to:

EN SUITE SHOWER ROOM: 9'6" x 5'10" (2.9m x 1.78m) Large fully tiled walk-in shower enclosure with recessed shelf, fixed shower head and handset. Wash hand basin with cupboard under and lit mirror above with de-misting function. Low level w.c. with concealed cistern. Tiled floor. Upright ladder style chromium radiator. Extractor fan. Recessed low voltage downlighters. Double glazed obscure window.

BEDROOM THREE: 13'5" x 9'6" (4.09m x 2.9m) plus range of built-in wardrobes. Recessed low voltage downlighters. Double glazed rear aspect window.

BEDROOM FOUR: 13'3" x 11'9" (4.04m x 3.58m) narrowing to 8'9" (2.67m) Recessed low voltage downlighters. Double glazed front aspect window.

BEDROOM FIVE: 14'3" x 8'2" (4.34m x 2.49m) Recessed low voltage downlighters. Double glazed front aspect window.

BATH/SHOWER ROOM: 8' x 5'9" (2.44m x 1.75m) Fully tiled walls and floor. White suite comprising tiled panelled bath with large mirror above; wash hand basin with cupboard under; low level w.c. with concealed cistern. Upright ladder style chromium radiator. Corner shower cubicle with fixed shower head and handset. Recessed low voltage downlighters.

NB: At least one socket in each room has a USB port.

OUTSIDE: The property is approached through double five bar gates and brick pillars with large, sweeping, loose shingle driveway leading up to both the property and the:

DETACHED DOUBLE GARAGE: 22'1" x 18'6" (6.73m x 5.64m) With Garador sectional, electronic up and over door, power points, strip lighting, suitable roof storage and part double glazed obscure personal door.

Paving immediately to the front of the property leads to lawned areas to both sides and the front is all enclosed by fencing and hedging.

Matching pedestrian gate and paving leads to the rear door and an **ENCLOSED BIN STORE AREA.**

Lawn to one side of the property leads to the rear of the garage and also through to the:

REAR GARDEN: Large paved area immediately to the rear of the property leads onto lawn. There is a deep bed to the rear boundary which is currently barked and lightly wooded. The garden is all enclosed by fencing. Ample external power points and lighting. Water taps.

EPC RATING: Current ~ B85 Potential~ B85

DIRECTIONAL NOTE: From the centre of the village, proceed in a westerly direction along Brookley Road passing through the watersplash and turning right onto the Rhinefield Road. Take the sixth turning you come to into New Forest Drive following the road round until eventually turning left into Forest View and the property can be found a short way along on your right on the corner of Woodbury.

REF NO: BRB1002

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.