



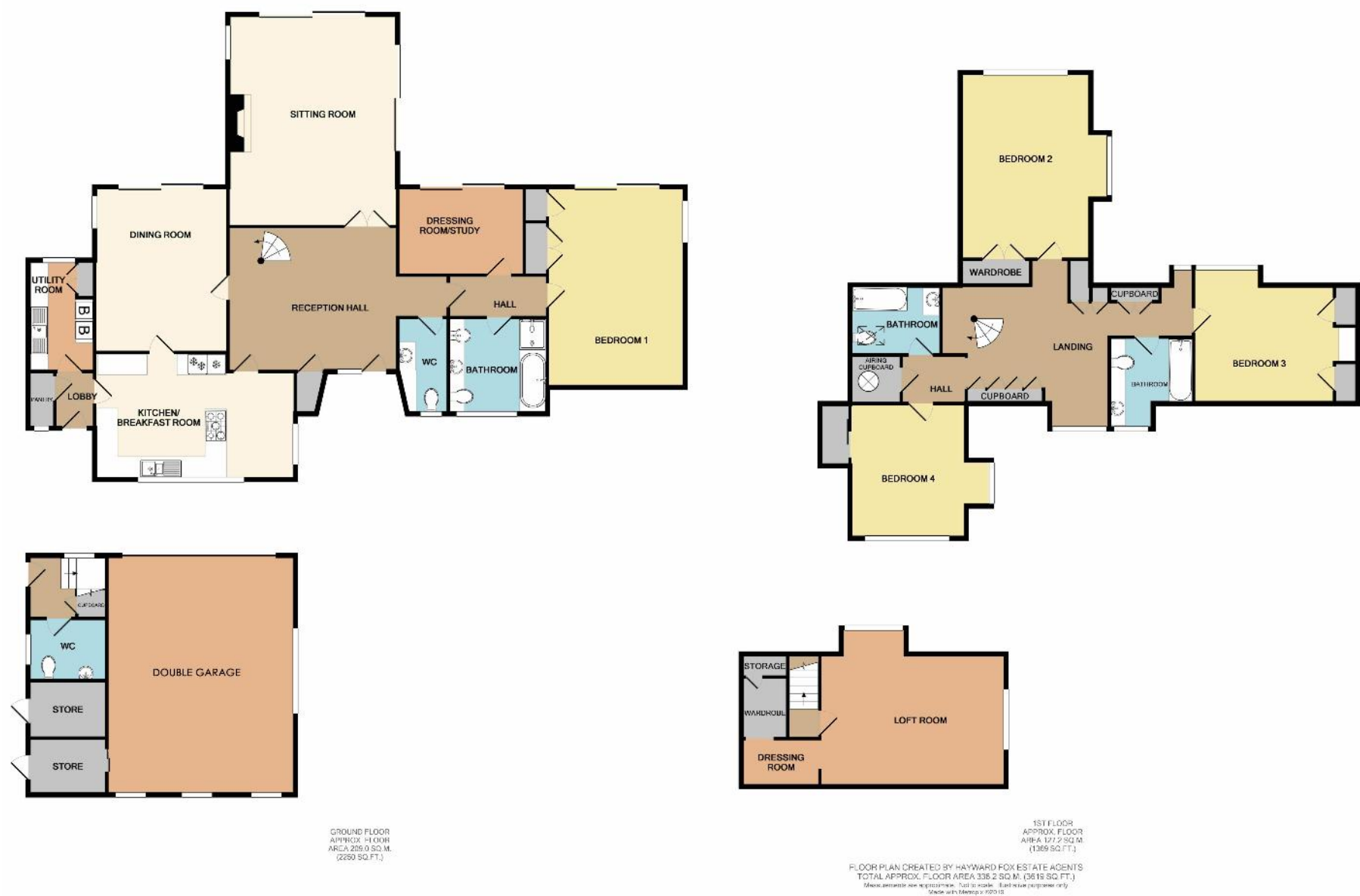
HAYWARD FOX

FOREST PARK ROAD BROCKENHURST HAMPSHIRE SO42 7SW



www.haywardfox.co.uk





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**FOREST PARK ROAD BROCKENHURST
HAMPSHIRE SO42 7SW**



PRICE GUIDE: £1,450,000

A FOUR DOUBLE BEDROOM DETACHED HOME WITH THREE BATHROOMS AND SUITABLE ANNEXE SET IN APPROXIMATELY HALF AN ACRE WITH DELIGHTFUL REAR GARDEN, CONVENIENTLY SITUATED FOR BOTH THE VILLAGE AND OPEN FOREST.

RECEPTION HALL, CLOAKROOM, SITTING ROOM, DINING ROOM, KIT/B'KFAST ROOM, REAR PORCH, UTILITY, GF BEDROOM, DRESSING ROOM AND BATH/SHOWER ROOM, FIRST FLOOR LANDING/STUDY AREA, THREE FURTHER DOUBLE BEDROOMS AND TWO BATHROOMS. DOUBLE GARAGE, STORES, CLOAKROOM AND LARGE FIRST FLOOR ROOM. GARDEN CHALET & IMPLEMENT STORE. SECURITY SYSTEM.

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

FOREST PARK ROAD BROCKENHURST HAMPSHIRE SO42 7SW

ACCOMMODATION IN DETAIL: All measurements are approximate)

COVERED PORCH: With close boarded ceiling and ceiling light point. Panelled door with spyhole and obscure glazed side panel to:

RECEPTION HALL: 16'3" x 14' (4.95m x 4.27m) main measurement incorporating spiral staircase with wrought iron balustrade to first floor. Deep built-in coats cupboard. Wood flooring. Double radiator. Wall light points. Coved ceiling.

CLOAKROOM: 9'2" x 5' (2.79m x 1.52m) narrowing to end Inset wash hand basin in tiled top with a range of cupboards under and low level w.c. both with tiled walls behind. Wood flooring. Radiator. Double glazed UPVC window with plantation shutter.

SITTING ROOM: 20'4" x 17' (6.2m x 5.18m) Approached through obscure glazed double doors from the reception hall. Triple aspect room with double glazed patio doors to two aspects opening to the patio and rear garden, double glazed UPVC window to third aspect. Attractive stone fireplace with matching hearth, mantel and remote control living flame gas fire. Built-in dresser unit to one side of the chimney breast. Three double radiators. Coved ceiling.

DINING ROOM: 15'10" x 12'8" (4.83m x 3.86m) Approached through obscure glazed door from the reception hall. Double aspect room with double glazed UPVC side aspect window and double glazed patio door opening to the patio and garden. Two double radiators. Wall lights. Coved ceiling. Obscure glazed door to:

KITCHEN/BREAKFAST ROOM: 19'2" x 12'2" (5.84m x 3.71m) narrowing to 10'5" (3.18m) Well fitted with drawers and cupboards incorporating cupboard for trays and saucepan drawers under granite worktops. Inset double bowl stainless steel sink unit. Dishwasher. Two upright fridge/freezers. Cooker range. Further tiled worktop with drawers and cupboards under. Range of matching eye-level cupboards incorporating built-in Panasonic microwave and concealed underlighting. TV aerial point. (TV could be left). Tiled floor throughout. Upright ladder style radiator. Double radiator. Feature part wood panelled wall. Tiled floor throughout and tiled splashbacks between units. Two Xpelair extractor fans. Recessed low voltage downlighters. Double glazed UPVC side aspect window and large front aspect window. Obscure glazed return door to reception hall and door to:

REAR LOBBY: 6' x 3'6" (1.83m x 1.07m) Tiled floor. Part tiled walls. Walk-in pantry with electric light and double glazed obscure UPVC window. Door with obscure glazed centre pane to porch and door to:

UTILITY ROOM: 10'8" x 6'3" (3.25m x 1.91m) Built-in single bowl, double drainer stainless steel sink unit with worksurface either side and drawers and cupboards under. Washing machine and tumble dryer. Automatic water softener. Floor to ceiling built-in double broom cupboard. Further floor to ceiling shelved cupboards and base cupboards with tiled worksurface above. Two wall mounted Potterton Suprima boilers for the central heating and domestic hot water with nearby programmers. Tiled floor. Sheila Maid. Strip light and double glazed UPVC window.

From the reception hall, hallway continues through a door to:

INNER HALL: 9'5" x 3'1" (2.87m x 0.94m) Wood flooring. Coved ceiling.

BEDROOM: 19'2" x 13'2" (5.84m x 4.01m) plus built-in wardrobes. Double aspect with double glazed UPVC side aspect window and double glazed patio door opening to the patio and garden. TV aerial point (TV could be left). Two double radiators. Coved ceiling.

DRESSING ROOM/STUDY: 12'6" x 8'5" (3.81m x 2.57m) maximum Range of built-in wardrobes. Double radiator. Feature wood panelled ceiling. Double glazed patio door opening to the patio and garden.

BATH/SHOWER ROOM: 9'3" x 9'1" (2.82m x 2.77m) Fully tiled walls and floor. White suite comprising Whirlpool bath, inset wash hand basin in marble top with range of drawers and cupboards under and fitted mirrors above with storage cupboards either side; low level w.c. with concealed cistern; bidet. Shower cubicle with fixed head and flexible hose. Two upright ladder style radiators. Manrose extractor fan. Recessed low voltage downlighters. Double glazed UPVC window with plantation shutters.

FIRST FLOOR LANDING: 13'10" x 11'5" (4.22m x 3.48m) main measurement Presently used as a study area with excellent range of built-in shelved cupboards and access to eaves storage. Walk-in airing cupboard with pre-lagged hot water cylinder, fitted immersion and slatted shelving. Double and single radiators. Double glazed UPVC rear aspect window and front aspect window with plantation shutters. Recessed low voltage downlighters.

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.

BEDROOM TWO: 18' x 12'5" (5.49m x 3.78m) plus bay with dressing table with kneehole and drawers either side. Two bedside cabinets. Double glazed UPVC window above. Recessed mirror fronted double wardrobe. Double radiator. Bedside light points. Double glazed UPVC window overlooking the rear garden.

BATHROOM TWO: 8' x 8'8" (2.44m x 2.64m) narrowing to 6'3" (1.91m) White suite comprising panelled bath with fixed head shower unit and screen; inset wash hand basin in tiled top with range of cupboards under and low level w.c. with concealed cistern, mirror fronted cabinet above. Almost fully tiled walls. Upright ladder style radiator. Double glazed UPVC window with plantation shutters.

BEDROOM THREE: 13'4" x 11'1" (4.06m x 3.38m) plus recessed wardrobes with suitable space in between for dressing table. Access to eaves storage. Double radiator. Bay with UPVC double glazed window overlooking the rear garden.

BEDROOM FOUR: 13' x 11'2" (3.96m x 3.4m) plus large recessed wardrobe also giving access to eaves storage space with electric light. Radiator. Bay with double glazed UPVC window and further front aspect double glazed UPVC window.

BATHROOM THREE: 8'8" x 6'4" (2.64m x 1.93m) Fully tiled walls. White suite comprising panelled bath with mixer tap and shower attachment; inset wash hand basin with drawers and cupboards under and mirror fronted cabinet above; low level w.c. with concealed cistern. Radiator/towel rail. Recessed low voltage downlighters. Double glazed Velux window.

OUTSIDE: The property is approached from Forest Park Road through a pedestrian gate and over its own cattlegrid with large tarmac driveway and ample parking/hardstanding either side of the garaging. Areas of lawn either side of the driveway with borders, all enclosed by fencing, hedging and trees. Paving immediately to the front of the property. Pathways to both sides of the property with secure gating leading through to the rear garden.

DOUBLE GARAGE: 21'4" x 18' (6.5m x 5.49m) With electronic up and over door. Power and strip lighting. Double glazed UPVC side and rear aspect windows. Sliding door to:

STORE: 7'6" x 6' (2.29m x 1.83m) With power and light. Double glazed UPVC window. Door to outside.

FURTHER INTEGRAL STORE: 8' x 3' (2.44m x 0.91m) With electric light.

ADDITIONAL ROOMS: Comprising:

ENTRANCE LOBBY: 6' x 4'8" (1.83m x 1.42m) Stairs rising to first floor with understairs cupboard and door to:

CLOAKROOM: 7'5" x 6' (2.26m x 1.83m) Tiled floor. Wash hand basin with Sadia water heater (not tested). Low level w.c. Double glazed UPVC window.

FIRST FLOOR:

MAIN ROOM: 17'10" x 12'9" (5.44m x 3.89m) Bay with double glazed UPVC window. Power points. Strip lighting and further double glazed UPVC window. Doorway to:

SECONDARY AREA: 7'6" x 4'7" (2.29m x 1.4m) with doorway to:

FURTHER AREA: 6' x 4'4" (1.83m x 1.32m)

REAR GARDEN: A particular feature of the property with large paved patio immediately to the rear of the property, encompassed by dwarf walling leading onto a large expanse of lawn, bounded by well stocked and established borders with feature sitting out area to the bottom of the garden with raised wall and bed behind.

The garden is fully enclosed by fencing, mature hedging and trees. Outside water taps and lighting.

GARDEN CHALET: 12'6" x 12'6" (3.81m x 3.81m) with decking to the front. Part glazed door and two windows. To the side there is a:

MATCHING IMPLEMENT STORE: 9'8" x 4'10" (2.95m x 1.47m)

EPC RATING: Current ~ D58 Potential ~ C75

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 third turning you come to on your left into Forest Park Road and the property can be found a short way along on the left and is named.

REF NO: BRB1151