



**Harwood House**

*Armstrong Road, Brockenhurst, SO42 7TA*

**SPENCERS**  
NEW FOREST







*This four bedroom family residence is situated on one of the most sought after and exclusive locations in Brockenhurst. The property is set in grounds of approximately half an acre and now offers huge potential to modernise and enlarge, subject to the usual planning regulations. Further benefits include garaging for 5 cars with storage, off road parking and planning permission has been granted to fell 10 trees surrounding the property. Offered to the market with no onward chain.*

## The Property

To the front aspect, the main reception hall features parquet flooring a door to the cloak room and utility room and doors to the principal reception rooms, as well as a wooden balustrade staircase ascending to the first floor.

The triple aspect drawing room is of generous proportions, with windows overlooking the front and side gardens with a central feature fireplace. From here, double doors opening into the garden room which overlooks the pretty rear garden with French doors leading out onto the terrace patio.

A dining room is set adjoining the main reception room which can be accessed from the hallway and also via double doors from the reception door to open up the space as required and features parquet flooring and French doors leading out to the garden.

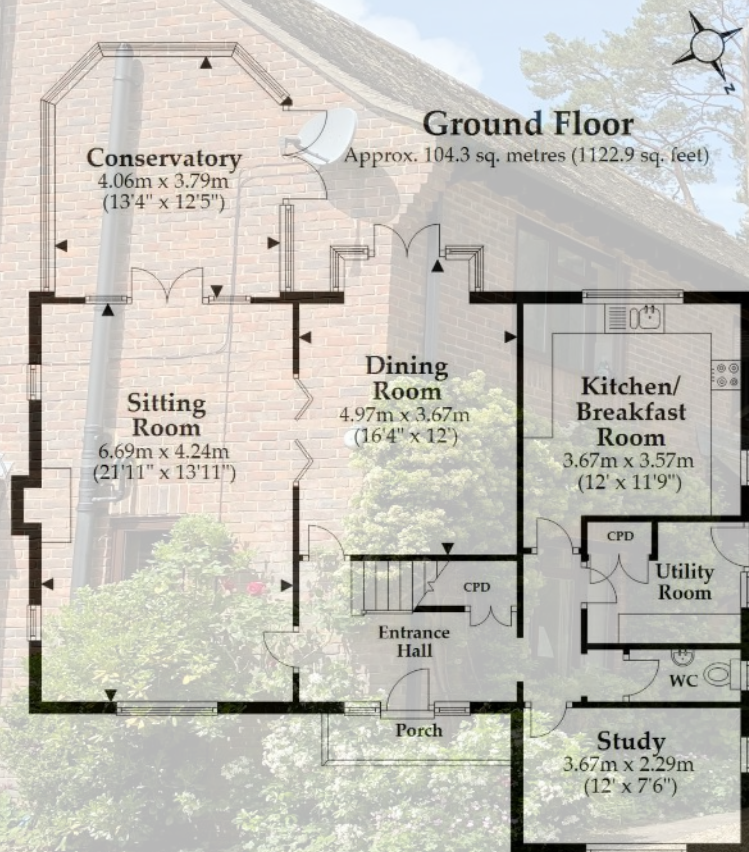
The kitchen/breakfast room is set at the other end of the hallway and enjoys views over the rear gardens. The kitchen is fitted with a wide range of wooden units, integrated dishwasher and built-in appliances comprising a fridge/freezer, a double oven and grill and gas hob.

**£1,695,000**





# FLOOR PLAN



Total area: approx. 263.0 sq. metres (2830.9 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







## The Property Continued...

Adjoining the kitchen, a door leads to the utility room with a range of storage cupboards with space and plumbing for a washing machine and tumble dryer, wall mounted gas boiler and a door which leads to the garden.

A useful study is set to the front of the property overlooking the front garden and driveway.

An inner lobby area provides for separate cloak storage and access to a separate WC which completes the ground floor accommodation.

The first floor landing is spacious and give access to all four bedrooms with elevated views across the grounds.

The principal bedroom suite has a large rear aspect windows with views of the gardens, ample fitted wardrobes to two sides and a door to the en-suite bath room. This room benefits from a shower cubicle and bath, WC and wash hand basin.

The three remaining bedrooms enjoy ample fitted storage and wardrobes and elevated views across the different aspects of the grounds. These bedrooms are served by the family bathroom with bath, wash hand basin and W.C.

The property also offers scope for further enlargement (subject to the necessary planning consents being granted).







## Grounds & Gardens

The property stands in stunning mature grounds approaching half an acre, with a sweeping driveway accessed through double gates leading to the detached double garage, large shed/garage and car port providing for garaging for 5 cars and incorporates a large boarded loft area for storage within the main garage. The front garden is mainly laid to lawn with grand mature specimen pine trees and boundaries including laurel hedges to the front.

The drive leads to the front entrance and a path leads round to the rear gardens where a paved sun terrace adjoins and extends across the rear of the property.

The rear garden is predominantly laid to lawn with surrounding flower beds of herbaceous plants, shrubs and specimen trees and leads around the property to the front drive. Large hedging provides screening and affords a good degree of privacy all around the gardens.

A further large plot of garden is set to the side of the garaging, with frontage onto Armstrong Road and which provides for many options subject to the relevant regulations.

## Agents Note

Permission has already been granted by the NPA to fell 10 trees which would now enable extension of the house subject to planning permission.

## Services

Energy Performance Rating: D Current: 61 Potential: 75

Tenure: Freehold

Services: All mains services connected





## Directions

From our office in Brookley Road, turn right continuing over the Water Splash and at the junction turn left on Burley Road. Armstrong Road is the second turning on the right, whereby Harwood can be found towards the end of the road on the left hand side, immediately after passing over the cattle grid.

## The Situation

Armstrong Road is considered to be one of the most desirable addresses within Brockenhurst being only a short level walk of both the village centre as well as the open forest. Day to day amenities include a variety of local shops and restaurants together with a doctor's surgery, primary school, college and main line railway station.

The Georgian market town of Lymington with its more widespread amenities, pretty waterfront and ferry service to Yarmouth, Isle of Wight is approximately 5 miles south, whilst to the north is the thriving village of Lyndhurst considered to be the gateway to the New Forest.

For the road commuter Junction One of the M27 motorway which links to the M3 for access to London is also within a short drive whilst the commercial centres of Southampton and Bournemouth both with their airports are within an easy commute, as are the cathedral cities of Salisbury and Winchester.

## Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us:

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