



Blackhamsley House

Sway Road, Brockenhurst, SO42 7SG

SPENCERS
NEW FOREST





BLACKHAMSLEY HOUSE

SWAY ROAD • BROCKENHURST

Positioned on a private grounds extending to one acre, yet in the middle of Brokenhurst Manor Golf Course. This substantial four bedroom family home extends to some 3364 sq. ft. enjoying direct forest access and complete peace and tranquillity (bar the occasional sweet sound of a golf ball on club!).

Upgraded and refurbished by the current owners to a contemporary styled home fit for modern living, to include a fully equipped multi media room, a spacious kitchen/dining room and large principal bedroom suite. There is ample parking with a detached double garage and parkland style grounds. Energy Performance Rating: B

£2,150,000



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The Property

The welcoming reception hallway with attractive wooden turning staircase is from where the principal living areas are accessed. The drawing room is impressive in its size and fitted with an integral surround sound system and multi-media suite, including a cinema screen discreetly stored in the ceiling. There is a stone fireplace and glazed bi-folding doors lead to the garden terrace and the beautiful grounds.

The contemporary kitchen/dining room is well designed having a bar complete with a Sub Zero wine cooler and display cupboards as well as a coffee station with integral Miele coffee machine. The dining area is positioned in front of a wall of glazed doors which open to the gardens and provide an ideal space for alfresco entertaining. The kitchen has large glass topped work surfaces by Lechner and a peninsular incorporating Sub Zero Wolf appliances to include a hob and steamer. There are two Sub Zero Wolf eye-level ovens and combination Miele microwave as well as two "draw" dishwashers and a large American style double fronted fridge/freezer. The whole room is designed as a light living space with ample storage provision. The adjacent utility room has ample fitted cupboards and ideal for all laundry requirements. Completing the ground floor is another generous family snug and a well-appointed cloakroom.

The first floor landing incorporates a wonderful library/reading area with windows to triple aspects overlooking the greens of the golf course and beyond to the New Forest. The principal bedroom suite occupies one wing of the house with a large dressing room and separate en suite bathroom including a large bath and separate shower.

There is a further guest suite with en suite shower room and two double bedrooms, served by the family shower room. One of the bedrooms is currently fitted with a range of office furniture and utilised as a first floor study.

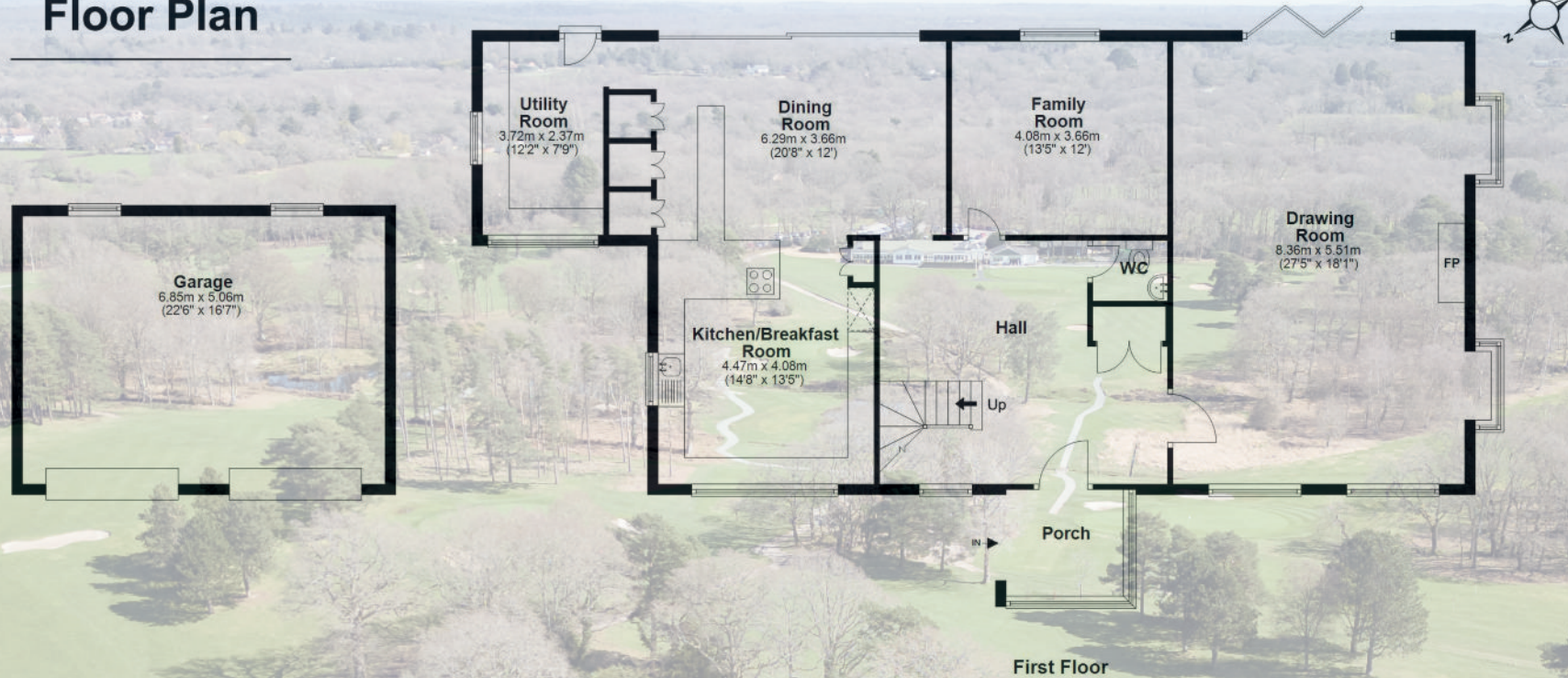
Agents Note: There are PV panels generating circa £2,100.00 per annum.



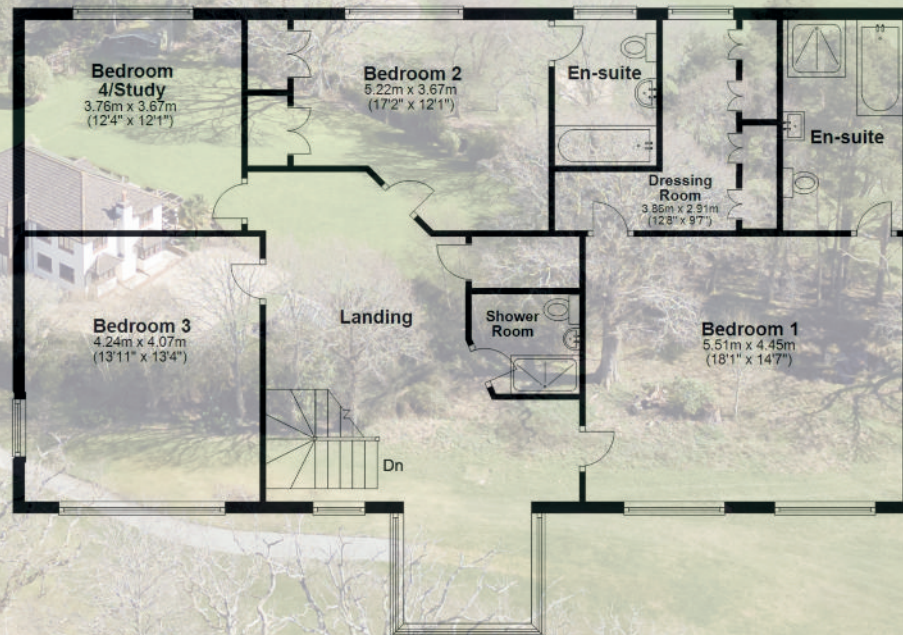


Floor Plan

Ground Floor



First Floor



Approx Gross Internal Areas

House: 277.8 sqm / 2990.5 sqft
Garage: 34.7 sqm / 373.5 sqft

Total Approx Gross Area:
312.5 sqm / 3364.0 sqft





Grounds & Gardens

Arguably, one of the most spectacular settings for a property from where to enjoy complete peace and tranquillity being positioned in the middle of the Brokenhurst Manor Golf Club course and accessed via a gravel track which passes the ponds and fairways of this famous club. The five-bar wooden electric entrance gate leads to a large private gravel driveway with parking provision for many cars, boats, campers etc.

There is a detached double garage with a 2.25m deep wine cellar by Spiral Cellars, a pretty Hartley Botanical greenhouse, timber summer house and parkland style grounds. The gardens, which extend to around one acre are mainly lawn with boundaries of mature trees and shrubs and a private gate leading to the open forest. Historically, in the 1970's there was an outdoor swimming pool to the south side of the house possibly giving the opportunity to rebuild, if required.

Directions

From our office in the village high street turn left and take the first right into Sway Road and proceed for 3/4 mile and take the turning on the right for Brokenhurst Golf Club. Proceed through the golf course bearing to the right of the club house and continue on the gravel track which passes through the golf course leading to a wooden electric entrance gate to the property.

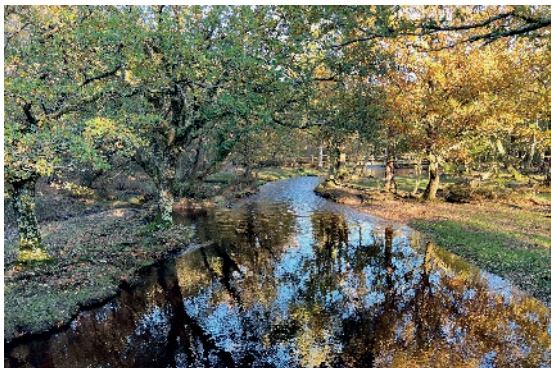
Additional Information

Water provided from the golf club and invoiced accordingly.
 Mains electricity and gas with private sewage treatment plant.
 Gas central heating
 Council Tax: Band G
 Tenure: Freehold
 Energy Performance Rating: B Current: 82 Potential: 94









Situation

At the end of a very pretty winding gravel track passing through the famous golf course, the property is approximately one mile from the heart of this popular bustling village in the heart of the new forest between Lyndhurst and the Georgian town of Lymington. The village has a mainline railway station with direct links to London Waterloo in approximately 90 minutes and an excellent local community of shops and restaurants.

The Georgian coastal town of Lymington is only 4 miles to the south with its famous Saturday country market, world renowned yachting facilities and ferry service to the Isle of Wight. The village of Lyndhurst to the north leads to Junction 1 of the M27 motorway which links to the M3, giving access to London.

Points of Interest

Brockenhurst Primary School	0.9 Miles
Brockenhurst Mainline Railway Station	1.4 Miles
Brockenhurst Tertiary College	1.6 Miles
Balmer Lawn Hotel	1.9 Miles
The Pig	2.4 Miles

Important Notice

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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