# Broadley Brake

*Middle Road, Tiptoe, SO41 6EJ*

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NEW FOREST

*A substantial four bedroom detached equestrian residence with integral one bedroom annexe, separate studio flat and outbuildings set within an attractive Victorian walled garden and south facing grounds extending to approximately 4.1 acres.*

## The Property

Broadley Brake is a fine example of a detached family home that has evolved over the years to offer flexible, well-proportioned living accommodation to suit the needs of family life. The property has been intelligently configured throughout and is arranged across two floors, with fine outlooks from all the principle rooms.

To the ground floor, an enclosed entrance porch opens into a galleried entrance hallway, where an impressive stairwell with bespoke one-piece stainless steel handrail ascends to the first floor. Set off the entrance hallway is a double aspect dining room with French doors opening onto the garden. Also accessed from the hallway is a multi-purpose study room with French doors opening onto a courtyard, a cloakroom and an integral one bedroom annex comprising a double aspect sitting room with French doors opening out onto the front aspect, a double bedroom and accompanying bathroom with bath and separate shower.

The hallway also gives access to the kitchen/breakfast room which is a large family room featuring a modern range of wall and base oak units manufactured by 'Second Nature' with integrated fridge and dishwasher, granite work surfaces and a gas fired Aga cooker with a module comprising gas hob and electric double oven. The kitchen then leads into the utility room with an integrated larder fridge/freezer and further oak units with matching granite work surfaces and space for a washing machine and tumble dryer. There is also a walk in larder off this area. A further cloakroom is accessed from the utility room.

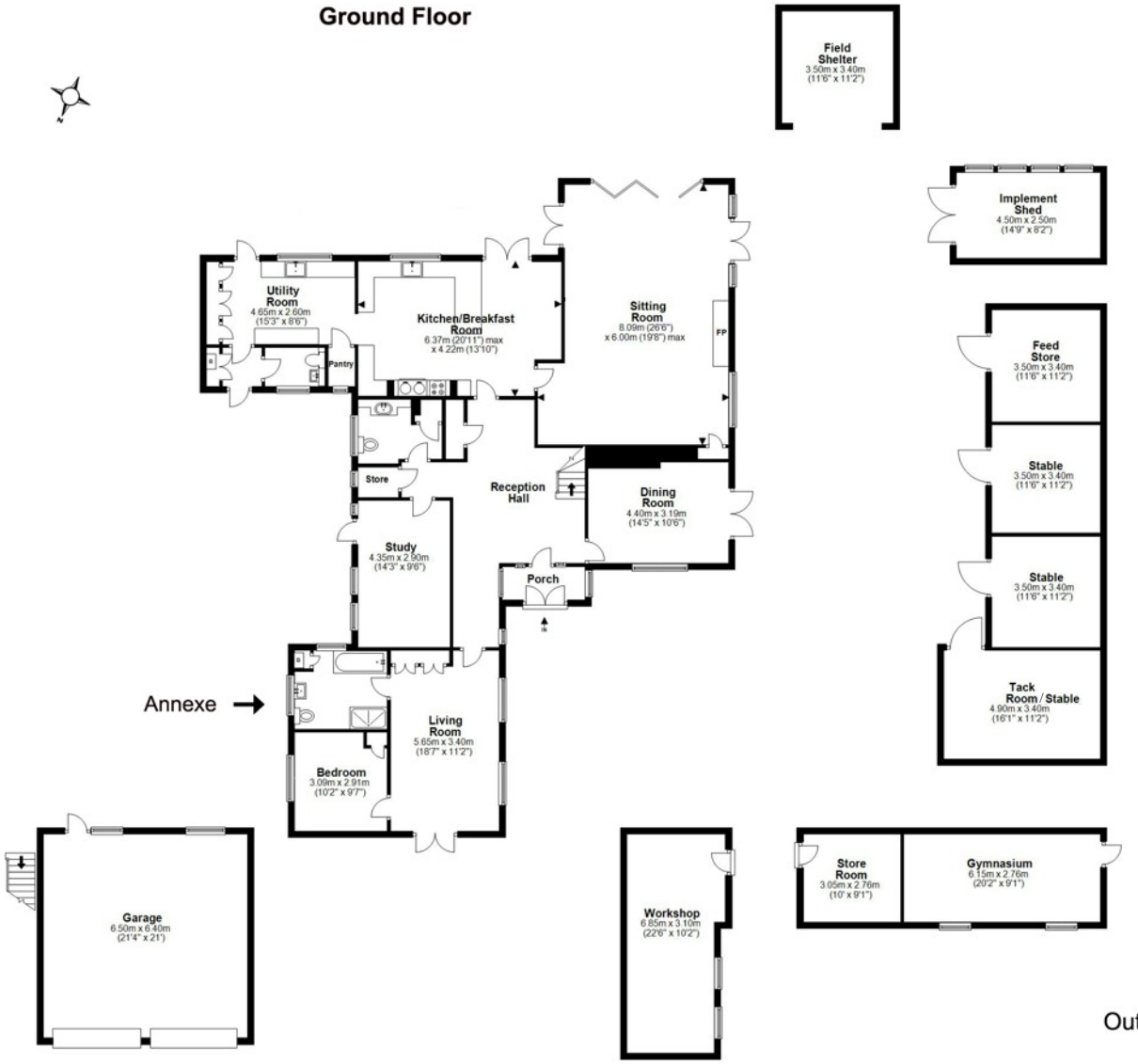
The drawing room is a triple aspect room featuring a glass fronted inset open fireplace, a large window overlooking the grounds, French doors on two aspects with bi-fold doors on the southerly aspect opening onto the rear terrace and gardens.

To the first floor, an 'L' shaped galleried landing links to the bedrooms and family bathroom. The magnificent, double aspect master suite features a bank of built-in wardrobes as well as a dedicated dressing room, an en-suite bathroom with large walk-in shower and a private balcony offering elevated, southerly views across the grounds and beyond.

There are three further double bedrooms with built-in wardrobes to this level, all of which are served by a modern family bathroom.

*£1,695,000* 4 5 3

## Ground Floor




## First Floor

### Approx Gross Internal Measurements

House (incl. Annexe): 310.8 sqm / 3345.4 sqft
Garage: 41.6 sqm / 447.8 sqft
Suite above Garage: 24.9 sqm / 268.0 sqft
Outbuildings (workshop/store/gymnasium): 120.3 sqm / 1294.9 sqft
Stable Block: 52.3 sqm / 562.9 sqft
Implement Shed & Field Shelter: 23.0 sqm / 247.6 sqft

Total Approx Gross Area: 572.9 sqm / 6166.6 sqft

**Note: Outbuildings not necessarily in correct position/orientation**

Illustration for identification purposes only; measurements are approximate, not to scale.EPC New Forest
Plan produced using PlanUp.

*The property benefits from numerous outbuildings including stabling, workshops and a double garage with guest studio above, with the possibility of renting further land adjoining the plot.*

## Outside

The property is approached off the road via a tarmacadam drive leading up to an electric gated entrance. From here, a gravelled driveway leads up to the detached double garage and an area of off road parking for multiple vehicles.
An external staircase to the side of the garage leads up to a separate staff flat above comprising a studio room, kitchen and bathroom.
The gardens associated with the property lie predominantly to the south and west of the property.
In close proximity to the main area of lawn garden, there are areas of formal gardens with sweeping tracks interspersed with a variety of ornamental trees, conifers and mature shrubs. The gardens are bounded by a stunning Victorian walled border providing a high degree of privacy and seclusion.
Adjacent to the property's southernmost elevation is a good size paved seating terrace with ornamental fishpond providing an ideal place for relaxation, whilst enjoying the delightful views across the surrounding parkland.
The post and rail fenced grazing areas are served my mains fed water and a central field shelter which can be accessed independently from the individual paddocks.
A separate triple stable yard complex is accessed from a secondary driveway leading off from the main driveway for the house. The secondary driveway also provides access to a range of brick built outbuildings including two general stores, a large workshop and a well house with functioning pumped well.
In total, the grounds extend to approximately 4.1 acres, making the property an ideal proposition for a family with an equestrian interest. Within a short hack, there are miles of open forest at Boundway.

## The Situation

The property is situated in an idyllic forest location on the edge of the village of Tiptoe, which features two churches, a well-regarded primary school, an associated pre-school and a public house. The location is ideal for those who enjoy walking or equestrian pursuits. The nearby village of Sway is about three quarters of a mile away and offers a good selection of shops for everyday needs together with a doctors' surgery, hairdressers, school, church, pubs and restaurants. The village enjoys an active community with many clubs and associations to join. In addition, the mainline railway station makes for easy commuting to the larger towns of Bournemouth, Southampton and London Waterloo. Brockenhurst is approximately 4 miles away and offers a mainline railway station with direct links to London Waterloo in approximately 90 minutes and a good local community of shops and restaurants. The attractive Georgian market town of Lymington is only a short distance away offering comprehensive shopping facilities, together with a busy Saturday street market and excellent marinas and sailing facilities.

## Directions

From our office in Brockenhurst turn left and proceed up Brookley Road. Take the first right into Sway Road and continue to the end of the road, passing over the railway bridge before turning right onto the B3055. Continue for approximately one mile before taking the first right. Take the first left into Brighton Road and shortly before reaching the village turn right into Mead End Road. Travel along this road for just over 0.5 mile, bearing left and follow the road round to the right onto Middle Road. Follow the road for a short distance and the track leading to the property will be found on your left hand side. The property is signposted 'Broadley House access to Broadley Brake.

## Services

Energy Efficiency Rating: C Current: 69 Potential: 79
Mains electric, water and gas. Private drainage.

## Viewing

By prior appointment only with the vendors agents Spencers of the New Forest

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 or 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 fitments, 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.

*This leafy village in the heart of the New Forest has everything you could want for life in the Forest*

## The Local Area - Tiptoe and Sway

These leafy villages on the southern edge of the New Forest have everything you could want for family life in the Forest. There are two village primary schools rated 'good' and 'outstanding' by Ofsted, a vibrant community with a variety of eateries, annual carnival, village hall (activities range from archery to yoga), plus cricket, football and tennis clubs. And while there's easy access to the Forest's open grassland, heathland and woodland for dog walking and cycling, Tiptoe and Sway are off the Forest's usual tourist tracks and feel peaceful and relaxed.

The village centre of Sway combines the unusual with the desirable: a contemporary arts hub, quality businesses, mainline railway station, choice of popular pubs, good cafe/deli, award winning butcher's, village store and post office among others. Sway's claims to fame include 200-foot high Sway Tower, the tallest structure made out of non reinforced concrete.

## Points Of Interest

Tiptoe Primary School 0.3 Miles
St. Luke's Church of England Primary School 1.5 Miles
Ballard Private School 1.5 Miles
Arnewood Secondary School 2.3 Miles
Durlston Court School 2.6 Miles
Chewton Glen Hotel and Spa 2.9 Miles
Our Lady & St Joseph Catholic Primary School 3.0 Miles
Priestlands School 3.9 Miles
Highcliffe School 4.3 Miles
Sway Mainline Railway Station 1.3 Miles
New Milton Railway Station 1.7 Miles
Lymington Hospital 4.0 Miles

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

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