



Heywood House

Sway Road, Brockenhurst, Hampshire, SO42 7SG

SPENCERS
NEW FOREST





HEYWOOD HOUSE

SWAY ROAD • BROCKENHURST • NEW FOREST

A substantial detached family residence over 5,745 sq ft offering five double bedrooms, three reception rooms and a self-contained two bedroom annexe. The property is located within a 15-minute walk of the sought after village of Brockenhurst and its mainline railway station, and is set in approximately 2.5 acres of mature grounds including a paddock.

Main House

- 5 Bedrooms • 4 Bathrooms • Reception Hall • Open plan kitchen/living room • Sitting Room
- Orangery Dining Area • Study • Utility Room

Further Accommodation

- Two double bedroom guest cottage with garden and parking

Grounds & Gardens

- Grounds totalling 2.5 acres of mature gardens • 2 acre paddock
- Double Garage • Large timber workshop & log store

£2,950,000



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The Property

A pillared entrance with double gates leads to a generous driveway with ample parking and a turning area to the integral double garage and guest cottage. This immaculate property has undergone a full program of refurbishment completed by the renowned local building firm Tuakana and finished to a high specification.

On entering there is a most impressive split level and vaulted reception hallway flooded with light and with a glazed panel staircase to the galleried landing and first floor accommodation. The generously proportioned drawing room features a brick Inglenook fireplace with log burning stove and is a dual aspect room with French doors to the rear garden. A feature of note is the magnificent open plan kitchen which incorporates a orangery dining area where a bespoke 20ft 14 seat dining table provides a perfect space for entertaining. The room overlooks the private westerly gardens and also incorporates a snug reading area with log burning stove. Supplied by Neptune Kitchens the hand finished units have ample white granite work surfaces and two stunning granite topped island units. Integral appliances include two Bosch dishwashers, Fisher & Paykel American style fridge freezer, a Bosch double oven, a six ring gas hob and a wine cooler.

There is a large utility room with ample storage provision, currently plumbed for two Bosch washing machines and one Bosch tumble dryer, and space for a further fridge freezer. The Worcester gas boiler is located here, replaced in 2022 and supports a Mega Flo pressurised system with booster facility for the hot water. A water softener system is also in place.

A side door leads to a canopied walkway to the garage, the guest cottage and a large timber workshop and garden store. The ground floor accommodation is completed by the double aspect study/family room and a generous cloakroom.

The first floor accommodation is very well planned starting with a beautiful principal bedroom suite having a wall of glazing and a Juliette balcony providing pleasant westerly views over the garden and paddock from the raised bedroom area. There is a palatial fully marble tiled en suite bathroom with walk-in shower, separate bath and dual vanity unit hand basins. To complete the suite there is a dressing room with ample fitted wardrobes.

The guest suite has a walk through dressing area, vaulted ceiling and a large en suite shower room. There are three further double bedrooms, including one with an en suite shower room and a stunning family bathroom with five piece suite. All bathroom fittings are provided by Villeroy & Boch.









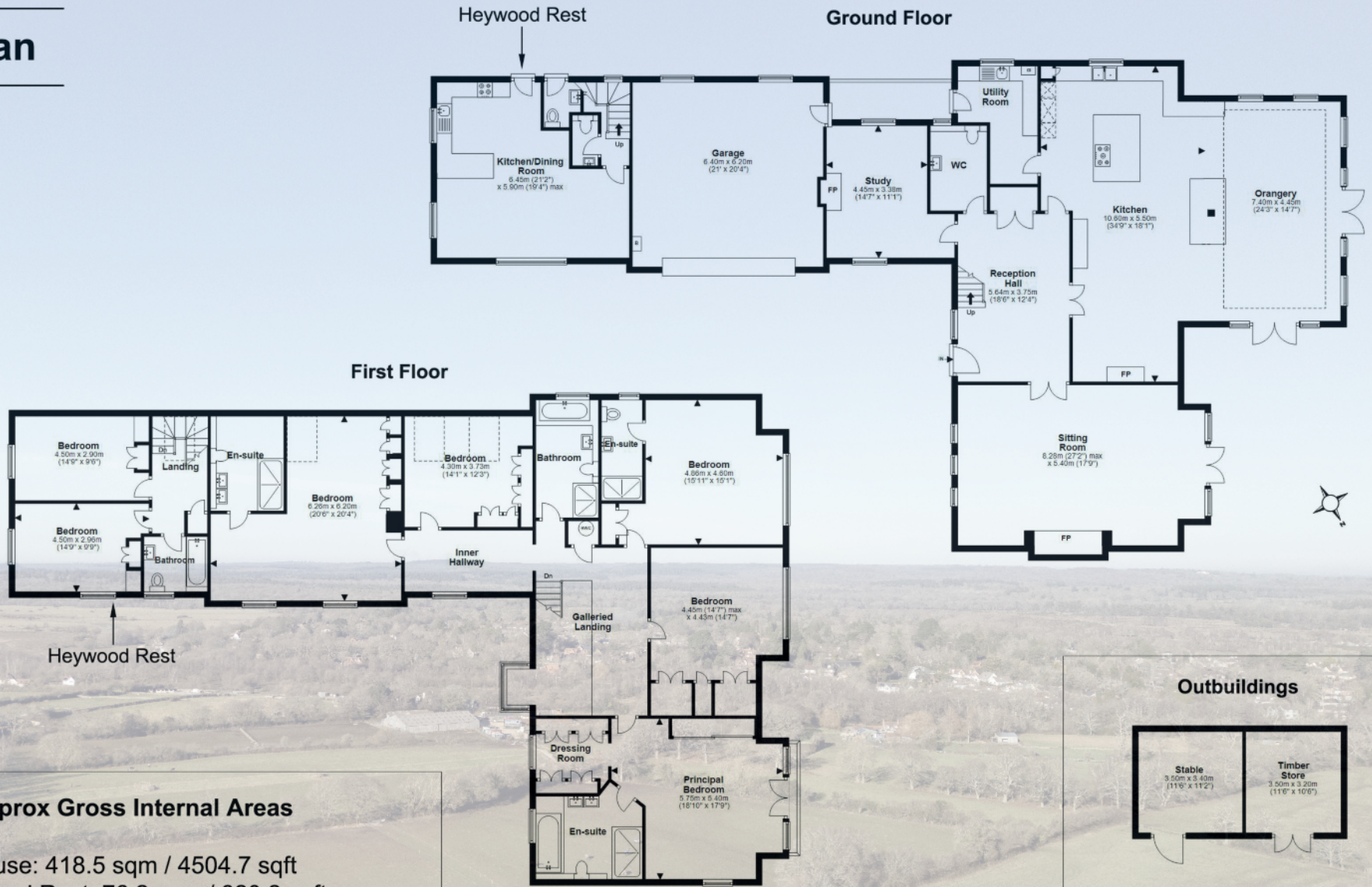
Heywood Rest

Discreetly positioned within the east wing is a two double bedroom guest cottage with independent access, private parking and garden.

Designed with generous open plan living space to the ground floor and presented in immaculate condition. There is a cloakroom, staircase to a landing with storage cupboard, two beautifully appointed double bedrooms and an equally well appointed bathroom.



Floor Plan



Approx Gross Internal Areas

House: 418.5 sqm / 4504.7 sqft
 Heywood Rest: 76.2 sqm / 820.2 sqft
 Outbuildings: 39.1 sqm / 420.9 sqft

Total Approx Gross Area: 533.8 sqm / 5745.8 sqft





Grounds & Gardens

The property benefits from a 2 acre paddock immediately behind the garden with a westerly aspect. The professionally landscaped, formal gardens extend to approximately half an acre and comprise areas of lawn interspersed with mature flower and shrub borders which provide year round colour.

A sun terrace provides a sheltered alfresco dining area adjacent to the house and enjoys a lovely outlook over the garden and the paddock. There is a Japanese style garden featuring a koi pond, ornamental bridge and seating area with wisteria clad pergola.

The summerhouse sits at the end of the rear garden and, with its log burner, can be used all year round to enjoy views of the paddock and surrounding countryside.

Adjacent to the rear boundary which is lined with fruit trees, the paddock has a field shelter and access is via a track leading from the front of the property and passing along the right garden boundary.

Additional Information

Tenure: Freehold

Council Tax Band Main House: G

Energy Performance Rating: C Current: 73 Potential: 78

Council Tax Band Annexe: A

Energy Performance Rating Annexe: C Current: 75 Potential: 75

Services: Mains all connected

Heating: Gas central heating

Property Construction: Standard brick and tile construction

Flood Risk: Very Low

Parking: Garage and private driveway

Broadband: Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.







The Situation

The property is set back from the popular Sway Road, close to the centre of Brockenhurst village, offering a mainline railway station with direct links to London Waterloo (90 minutes) and a good local community of shops and restaurants.

The picturesque village of Beaulieu lies 7 miles to the east with the marina of Bucklers Hard on the Beaulieu River. Approximately 4 miles to the south is the Georgian market town of Lymington with its extensive yachting facilities, its famous Saturday county market and ferry service to Yarmouth, Isle of Wight. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 giving access to London.

Viewing

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

Directions

From our office in Brookley Road turn left and take the first right into Sway Road. Continue for approximately half a mile and the property can be found on the right hand side. There is ample parking on the driveway.

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:

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA

T: 01590 622 551 E: brockenhurst@spencersproperty.co.uk

www.spencersproperty.co.uk