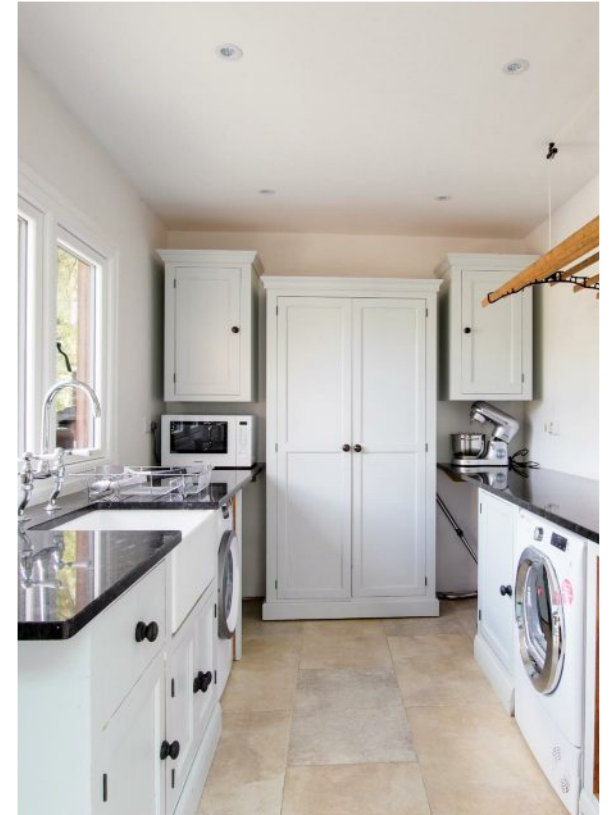




Trefusis *Brownhill Road, Wootton, BH25 5TT*

SPENCERS
NEW FOREST





TREFUSIS

BROWNHILL ROAD • WOOTTON

An exquisite example of New Forest living, this five-bedroom single storey home has been recently refurbished and extended to an extremely high standard by the current owners allowing the property to offer over 2,100 sqft of living space. Offered to the market with no onward chain, the property lends itself perfectly for those looking for a main residence, second home or holiday let. (The current owners have used this property as an extremely successful holiday cottage generating in excess of £110k).

The Property

The entrance leads into a main tiled hallway which also gives you immediate access to a small study space. From the hallway you walk into the main hub of the house which is an open planned living area offering spacious areas for dining, living room and kitchen area. The dining area allows for a ten-seater table ideally positioned next to the log burner set within the exposed brick wall. This opens up into an oak-framed living area with vaulted ceilings and large corner bi-folding doors, flooding the room with an abundance of natural light.

The in-frame timber shaker style kitchen sits off the living area and incorporates both low and eye level units with a wealth of complimentary work surfaces. The kitchen offers a fantastic space creating a lifestyle of elegance and design, with double butler sink set within the island and a Rangemaster cooker. A door leads from the kitchen giving you access through a glass pitched lobby with doors set either side for garden access and into a large utility area.

A further separate snug sits just off the dining room with carpeted flooring and laddered storage units allowing for cosy evenings for all the family. The property offers a combination of under floor heating and radiators throughout.

Guide Price £1,250,000



Floor Plan

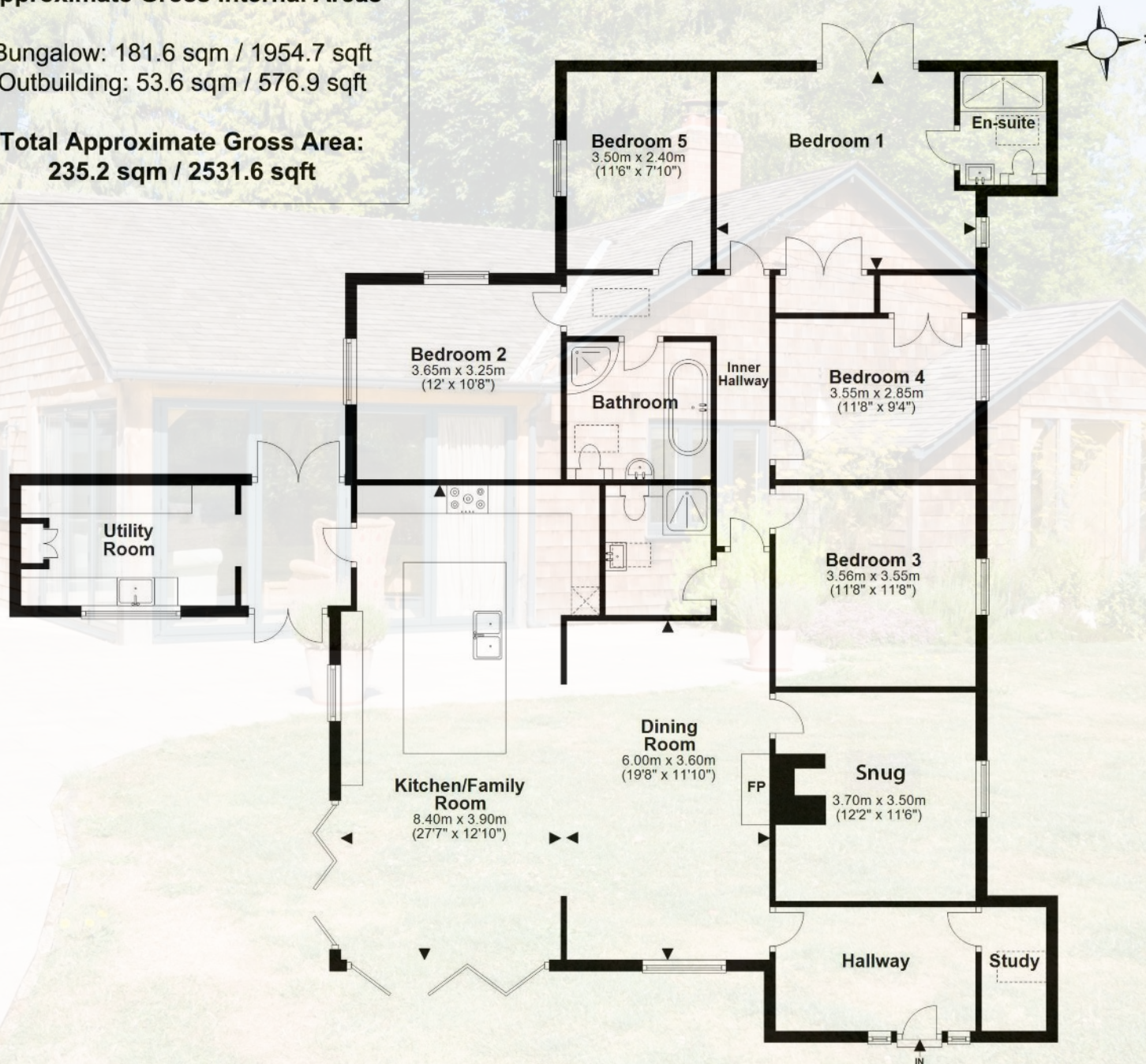
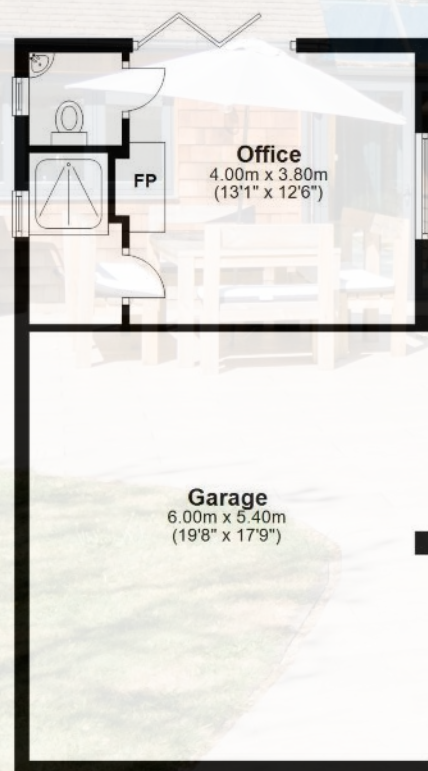
Approximate Gross Internal Areas

Bungalow: 181.6 sqm / 1954.7 sqft

Outbuilding: 53.6 sqm / 576.9 sqft

Total Approximate Gross Area:

235.2 sqm / 2531.6 sqft





The Property Continued...

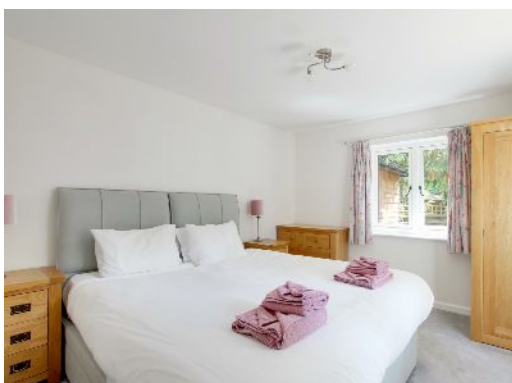
An inner hallway leads to five double bedrooms with two main bathrooms. The principal bedroom allows for a three-piece ensuite, in built storage and French doors leading onto the rear secluded garden ideal for sitting out of an evening or early morning. Similarly, the second bedroom offers in built wardrobes giving the property ample storage opportunity.

Grounds & Gardens

A five-bar wooden gate offers entrance to this stunning property with over 0.6 acres of beautifully landscaped gardens. A gravel driveway leads to the oak framed double garage complex which incorporates a home office, shower room and separate WC. A well-designed vegetable garden is set to the side with a useful green house/potting shed.

A pathway leads to the main entrance with lawns either side which in turn wrap around the house. Useful outbuildings are set to the rear and include mower storage, a wood store and dog run. A stunning patio abuts the property creating fantastic space for al-fresco dining with further gardens surrounding this area. Stepping stones lead you to the side garden where a stunning hot tub lies under a wooden glazed pergola with electric points allowing for TV and outside shower facilities.

The plot is largely fenced in with a small area by the vegetable patch which is brick wall giving the plot a fantastic element of seclusion and privacy and being a moments walk from the beautiful open forest with all its walks, bike rides and horse riding routes.





Situation

Wootton is a small village with two churches, a school, an associated pre-school and a public house. Some 2 miles west is the village of Sway offering railway links to London and the south coast, in addition to a variety of local amenities. The market town of Lymington, famous for its internationally renowned sailing facilities and marinas along with its Saturday country market, is approximately 5 miles south west of Wootton. The property is conveniently situated within a short drive of the A35 roadway and is within easy reach of motorways and rail links together with both Bournemouth and Southampton International Airports, this making it an ideal location for those with a requirement to commute.

Services

Oil Fired Central Heating

Private Drainage

Energy Performance Rating: D Current: 66 Potential: 90

Tenure: Freehold

Directions

From our offices in Burley proceed out of the village towards Brockenhurst, passing the school on the left hand side. After approximately 3/4 mile on crossing a cattle grid, take the second right towards Christchurch, after approximately 1/2 mile turn left signposted Wootton and New Milton, follow the road for 1/4 mile and turn left onto the unmade road Brownhills Road continue along for several hundred yards and the property will be found on the right hand side.





Area

It feels a privilege to live in the New Forest. This is a stunning, semi-wild landscape of more than 220 square miles of heathland and woodland where deer, ponies, donkeys and cattle wander freely. It is scattered with picture postcard perfect villages such as Beaulieu, thriving communities such as Brockenhurst and Woodgreen, vibrant market towns like Ringwood and Lymington, and hidden hamlets. The variety of properties ranges from old hunting lodges and thatched cottages to equestrian estates and contemporary coastal homes with sea views. In terms of lifestyle, the New Forest provides a natural playground for walkers, runners, cyclists, riders and watersports enthusiasts. It has miles of footpaths, cycle routes and bridleways, and its coastline includes Lymington, the sailing ‘capital’ of the UK with marinas and sailing clubs. There are also opportunities to go kayaking, wreck diving and sea fishing or simply crabbing from the quayside with the children. For families, educational facilities in the forest range from small day nurseries and ‘proper’ village schools to sixth form provision rated ‘outstanding’ by Ofsted. There is also a selection of acclaimed independent schools and all make the most of their New Forest grounds and environment to give children a country childhood.

Points Of Interest

The Rising Sun	1.0 Miles
Tiptoe Primary School	1.9 Miles
New Milton Train Station	3.1 Miles
Sway Football Club	4.1 Miles
St Luke’s Church	4.3 Miles
St Luke’s Primary School	4.4 Miles
Brockenhurst Manor Golf Club	6.1 Miles

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 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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