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# Brookwood, Hazel Grove, Woodlands, SO40 7AJ

Guide Price £950,000

- Stunning detached residence
- 2534 sq ft of accommodation
- Large live in kitchen family room
- Two further reception rooms
- Dramatic Principal bedroom with vaulted ceiling
- Three further bedrooms
- 1/2 Acre of gardens and grounds
- Home office
- Backing onto woodland





4



2



3

Situated in a wonderfully private, peaceful position this lovely detached property offers spacious accommodation of 2534 sq. feet arranged over two floors. Brookwood underwent a comprehensive programme of extension and remodelling in the early 2000's, taking much influence from the architecture of California and offering a wonderful informal style of family living with an abundance of natural light.



The ground floor accommodation comprises a large live-in kitchen family room, a sitting room with wood burning stove with further doors to the garden, a ground floor bedroom, study or private office, a large four piece bathroom suite and good sized utility room. Both principle reception rooms have adjoining decked al-fresco entertaining areas, perfect to enjoy the views over the grounds.

The first floor has a superb principal bedroom with dramatic vaulted ceiling with views over the grounds and forest and two dressing areas. There are two further well proportioned bedrooms with a family bathroom.



Brookwood is approached over a private driveway leading to an ample parking area and garage with home office over. The property offers flexible accommodation especially on the ground floor. The front door leads to a large glass veranda and in turn to the galleried entrance hallway from which is the live in kitchen family room with floor to ceiling windows and stunning views out onto the secluded grounds can be found.

Outside as mentioned the gardens are a delight and extend to ½ an acre with the majority laid to lawn and lead down to Bartley Water. Within the garden is a self-contained home office situated over the garaging and large workshop. The grounds back onto a 100-acre enclosure owned by Winchester College further enhancing the tranquillity.











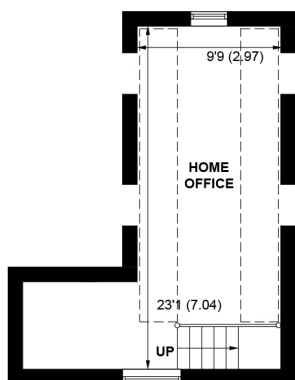
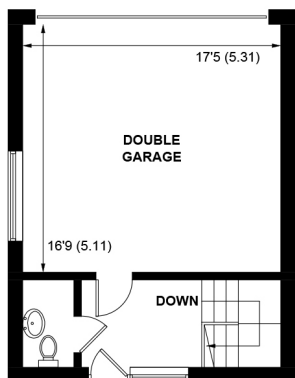
Woodlands is a delightful New Forest village with a range of excellent schools for all ages nearby. The open forest is within a short stroll from Brookwood offering a wide array of outdoor pursuits. A mainline railway link is found at Ashurst (within a mile) as are several country pubs and acclaimed restaurants.

Lyndhurst is just a short drive away with its pretty High Street which offers an eclectic range of boutiques, eateries and public houses with a local library, village hall and visitors centre.

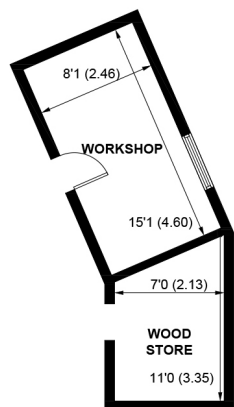
The nearby village of Ashurst offers a small supermarket and the larger commercial centres of Southampton and Bournemouth are within a reasonable commute.







(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

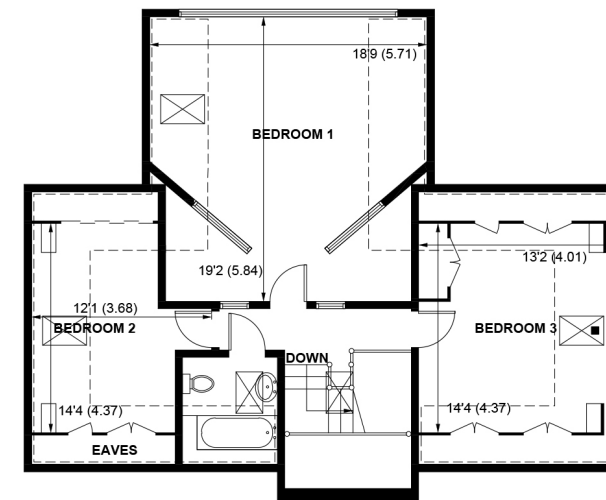


(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR

[Dashed line symbol] = REDUCED HEADROOM BELOW 1.5M / 5'0"



FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 2543 SQ FT / 236.3 SQ M**

**OUTBUILDINGS = 870 SQ FT / 80.8 SQ M**

**TOTAL = 3413 SQ FT / 317.1 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©**

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