



FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

New Forest

Lawn Cottage

Sway Road • Brockenhurst • SO42 7RX



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Substantial and beautifully presented four-bedroom house with countryside views set within grounds of approximately 0.7 acres. The house is perfectly positioned moments from the open forest and within walking distance of Brockenhurst Village Centre and the mainline railway station.



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£1,800,000

Key Features

- Countryside views
- Four garages
- Moments from open forest
- Stunning garden room with bi-fold doors
- Terrace from master bedroom with far reaching views
- Separate dining room
- EPC Rating: C
- Grounds of approximately 0.7 acre
- Walking distance of Brockenhurst Station and village centre
- Ample parking and turning space
- Bespoke Guild Anderson kitchen
- Large kitchen/diner with log burner
- Two reception rooms as well as a separate dining room



Description

Lawn Cottage is a perfectly positioned and beautifully presented country house located close to the open forest, Brockenhurst village centre and mainline railway station. The grounds and outlook are stunning with far-reaching countryside views from the first-floor terrace and garden room. The property further benefits from four garages and outbuildings within its grounds c 0.7 acres. Lawn Cottage has been renovated and extended by the current owners to an exceptionally high standard creating a family home that retains its heritage while embracing a contemporary feel.

The accommodation is entered through an original front door which is now protected by an enclosed oak porch. The property has a further entrance with a boot room area featuring hanging and storage space created by Guild Anderson to complement the kitchen.

To the front of the property is the sunny double-aspect lounge with wooden flooring and an original Minster fireplace. The side garden is accessed via glazed sliding patio doors with solar reflecting glass. A separate dining room has a garden view with a large bay window.

The kitchen/diner is a spacious and inviting family room with underfloor heating, a Clearview log burner, and a large walk-in pantry. The bespoke Guild Anderson kitchen is equipped with Siemens appliances, a bespoke 5-ring hob and Fisher & Paykel fridge/freezer. A water softener is found in the pantry.

The kitchen/diner leads to the garden room. The garden room is separated from the kitchen by laminated glass panels providing a well-designed space that is connected although separate providing a tranquil living space overlooking the garden. The garden room has stunning herring bone engineered wood flooring and triple-glazed bifold doors to the garden with solar glass.

Ideally positioned next to the side door and boot room area is the utility room and also the downstairs shower room/WC with Duravit sanitary ware and Hansgrohe fittings.

Upstairs, the master bedroom has a delightful double aspect with tilt-and-turn double doors leading to the balcony. The balcony allows for views over the fields/paddocks and countryside beyond with spectacular sunsets in the West. The master bedroom further features an en-suite with Porcelenosa tiles, Duravit sanitary ware and Hansgrohe fittings.

Bedrooms two and three are both sizable double bedrooms with garden views. Bedroom four is a small double/single with a front aspect and is currently used as a study. These bedrooms are served by a large family bathroom and further shower room with WC.

Outside the large double garage is cavernous. It was built to building regulation requirements for a dwelling with insulated walls and roof. Two further single garages provide ample storage alongside various outbuildings/sheds. The grounds are c 0.7 acres mainly laid to lawn with established plants and shrubs, fruit trees and a vegetable garden. A large terrace adjoins the garden room with a delightful garden and countryside outlook.

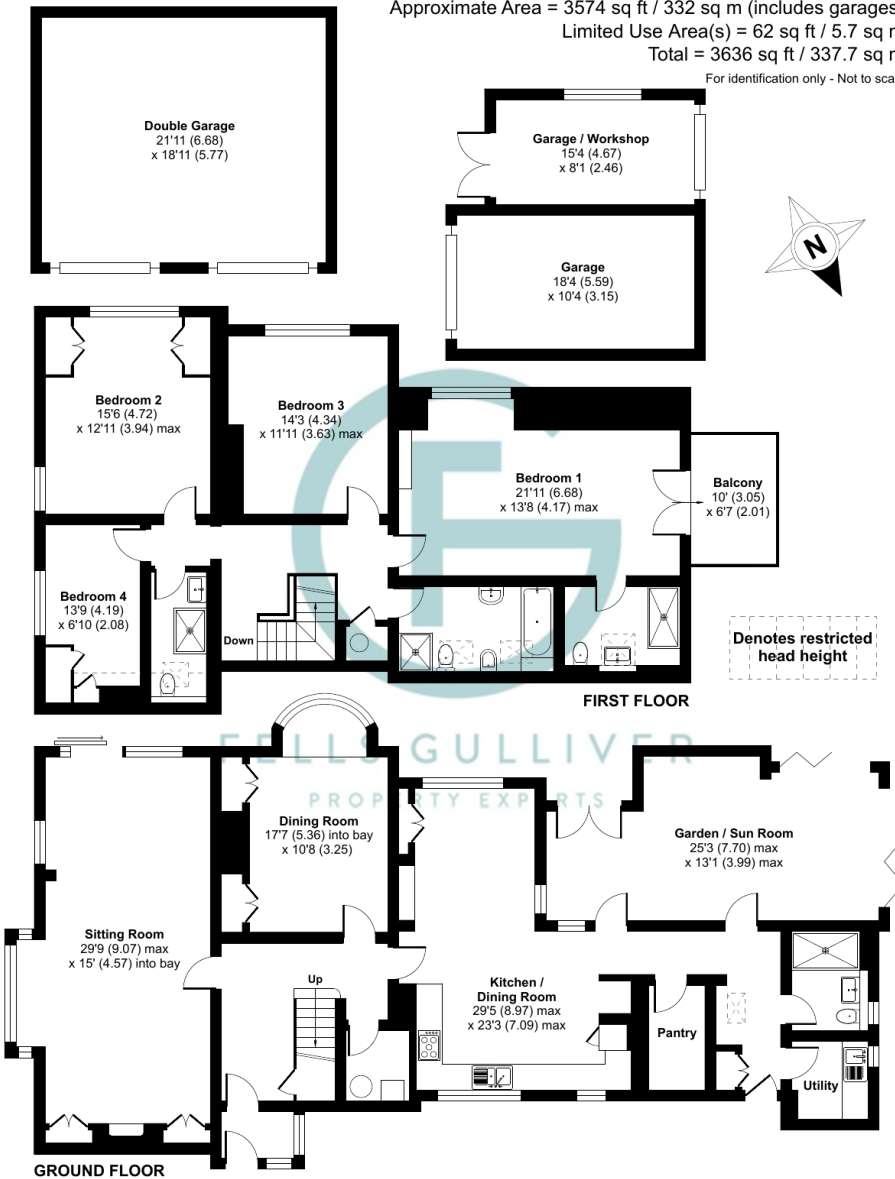
The property is conveniently located on Sway Road, close to Brockenhurst village centre, in the heart of the New Forest. The village offers a mainline railway station with direct links to London Waterloo in approximately 90 minutes. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3, giving access to London.

Floor Plan

Lawn Cottage, Sway Road, Brockenhurst, SO42

Approximate Area = 3574 sq ft / 332 sq m (includes garages)
Limited Use Area(s) = 62 sq ft / 5.7 sq m
Total = 3636 sq ft / 337.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Fells Gulliver. REF: 962076

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