



Bridge End

Sway Road, Brockenhurst, SO42 7SG

SPENCERS
NEW FOREST





BRIDGE END

SWAY ROAD • BROCKENHURST

Built in 2002 a spacious four bedroom family home of traditional design set within 2/3 acre garden, with a large art studio/annexe and two timber workshops. The current owners have created a haven for wildlife in the garden with meandering pathways around shaped lawns, rambling roses and mature mixed cottage garden planting style. Tucked away, it is accessed along a gravel drive on the edge of the village next to the Sway Road.

£999,995



4



3



3





The Property

The entrance porch has storage for coats and leads into the hallway where the stairs rise to the first floor. Beautiful oak doors and triple glazed windows are fitted throughout the house. There is a newly fitted cloakroom in the hallway. The sitting room is a delightful room with bay window and stone fireplace fitted with a gas fire. Glazed double doors open from the sitting room to the family snug, allowing for a flexible arrangement for entertaining.

The kitchen/dining room was refitted to a high specification with light storage units having quartz work surfaces over and integral appliances include a fridge/freezer, dishwasher, Siemens fan oven, combination oven/microwave and induction hob with extractor above. The room is open to the glass roofed conservatory where the dining area is located and doors lead to the garden.

There is a utility room off the kitchen with sink and ample storage and a door to the garden. The boiler was renewed in 2021 and is located in the utility room. There is a generous study with a bay window and the room would lend itself to a ground floor bedroom, if needed.

The first floor comprises the principal bedroom suite with delightful garden views, fitted wardrobes and a tiled en suite shower room. There are three further bedrooms, two of which have fitted wardrobes and all are served by the family shower room with large walk-in cubicle, fitted vanity unit and storage cupboards, all refitted in 2022.

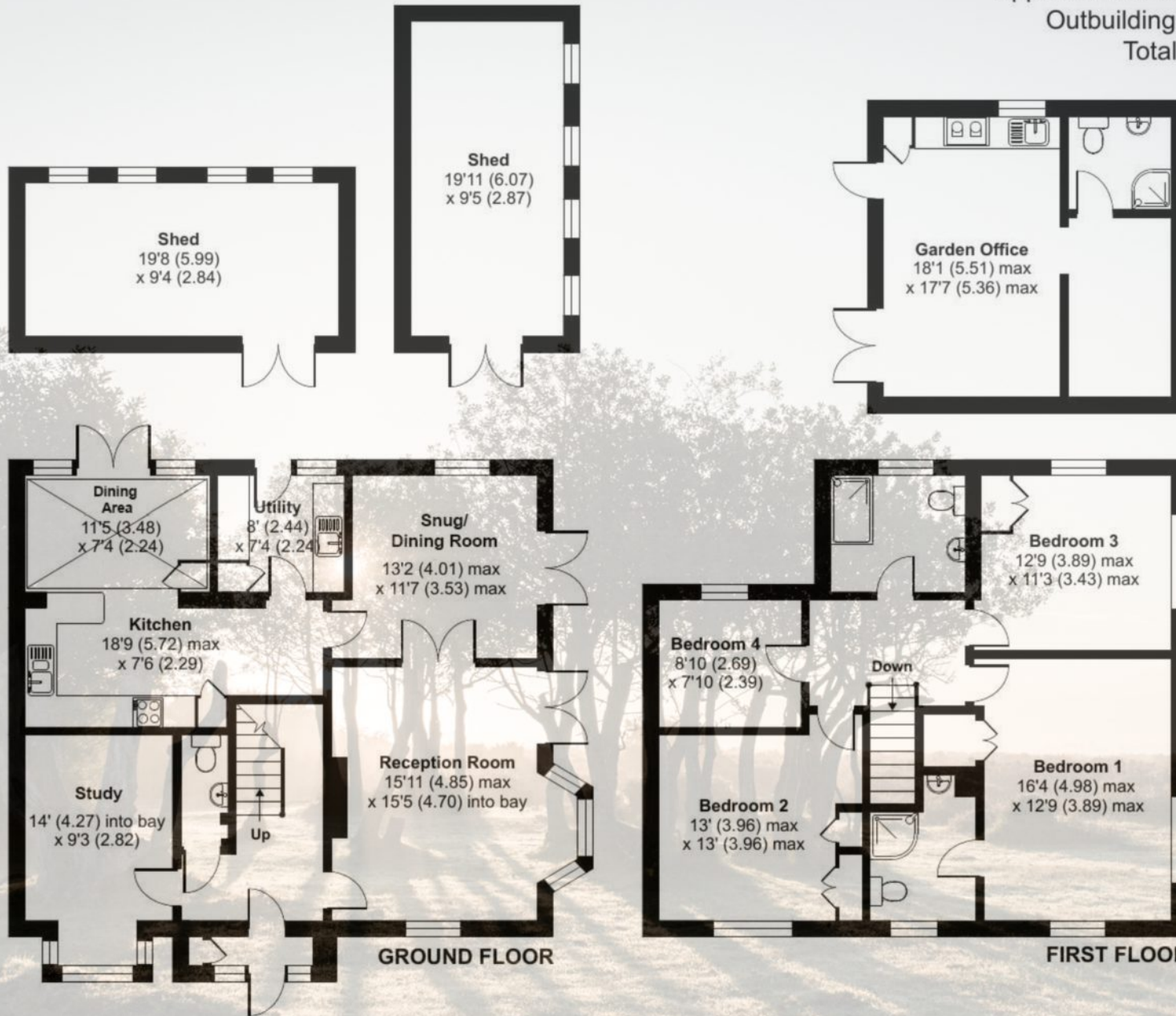


Approximate Area = 1776 sq ft / 165 sq m

Outbuilding(s) = 702 sq ft / 65.2 sq m

Total = 2478 sq ft / 230.2 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 2024. Produced for Spencers of the New Forest Ltd. REF: 1134594



Grounds & Gardens

A feature of note are the stunning grounds extending to some 2/3 acre wrapping around the house to two sides and solely created by the current owners. Offering complete seclusion with mixed boundaries of mature trees and shrubs, yet allowing ample light into the area which is both east and south facing.

A long gravel driveway leads to ample parking in front of the former double garage, now the art studio. There is provision to store a boat or camper if needed. A large patio area for alfresco dining is accessed from the kitchen and dining conservatory and mature Acers provide dappled shade over the garden dining furniture. Climbing roses and mature perennial beds have been planted to allow meandering pathways around the lawn and to another dining area. There are two large wooden storage sheds and two poly tunnels.



The Art Studio, formerly the detached double garage has been insulated and has light and power and a cloakroom. The studio is spacious and light and could be utilised as ancillary accommodation, subject to the necessary consents.

Services

Tenure: Freehold

Mains gas, electric and water

Private drainage

Energy Performance Rating: D Current: 59 Potential: 67

Council Tax Band: G





The Situation

Situated on the edge of Brockenhurst on the Sway Road and within easy reach of the New Forest walks where ponies, donkeys and pigs roam free. The village 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 Georgian coastal town of Lymington is only 4 miles to the south with its famous Saturday country market, world renowned yachting facilities and ferry service to the 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.

Directions

From our office in Brockenhurst turn left and take the first right into Sway Road. The property can be found at the end of the road on the left before the railway bridge. There is a wide gravel bay and the driveway is the further on the right. Proceed along for 40 metres and the house is discreetly positioned within its grounds.

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 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 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@spencersnewforest.com

www.spencersnewforest.com