



Farne House

Armstrong Road, Brockenhurst, SO42 7TA

SPENCERS
NEW FOREST





FARNE HOUSE

ARMSTRONG ROAD • BROCKENHURST

A substantial six-bedroom family residence offering almost 4,000 square feet of flexible accommodation including a one bedroom attached annexe set in one of the most sought after and exclusive locations in Brockenhurst, with the benefit of planning permission granted to substantially extend further including a loft conversion.

Main House

- 5 Bedrooms • 1 Bathrooms • 1 En Suite • Reception Hall • Drawing Room
- Dining Room • Kitchen/Breakfast Room • Utility Room
- Garden Room • Workshop

Annexe

- 1 Bedroom • 1 Bathroom • Living Room • Kitchen

£1,950,000



6



5



3



The Property

This superb family home comprises five bedrooms in the main part of the house and a generous two storey, one bedroom annexe, arranged to either function independently or as a seamless continuation of the main house, on both floors.

To the front aspect, a triple aspect entrance lobby with slate floor and storage cupboard opens into the main reception hall, which features a solid wooden floor, a door to the cloak room and doors to the principal reception rooms, as well as a solid wood balustrade staircase ascending to the first floor.

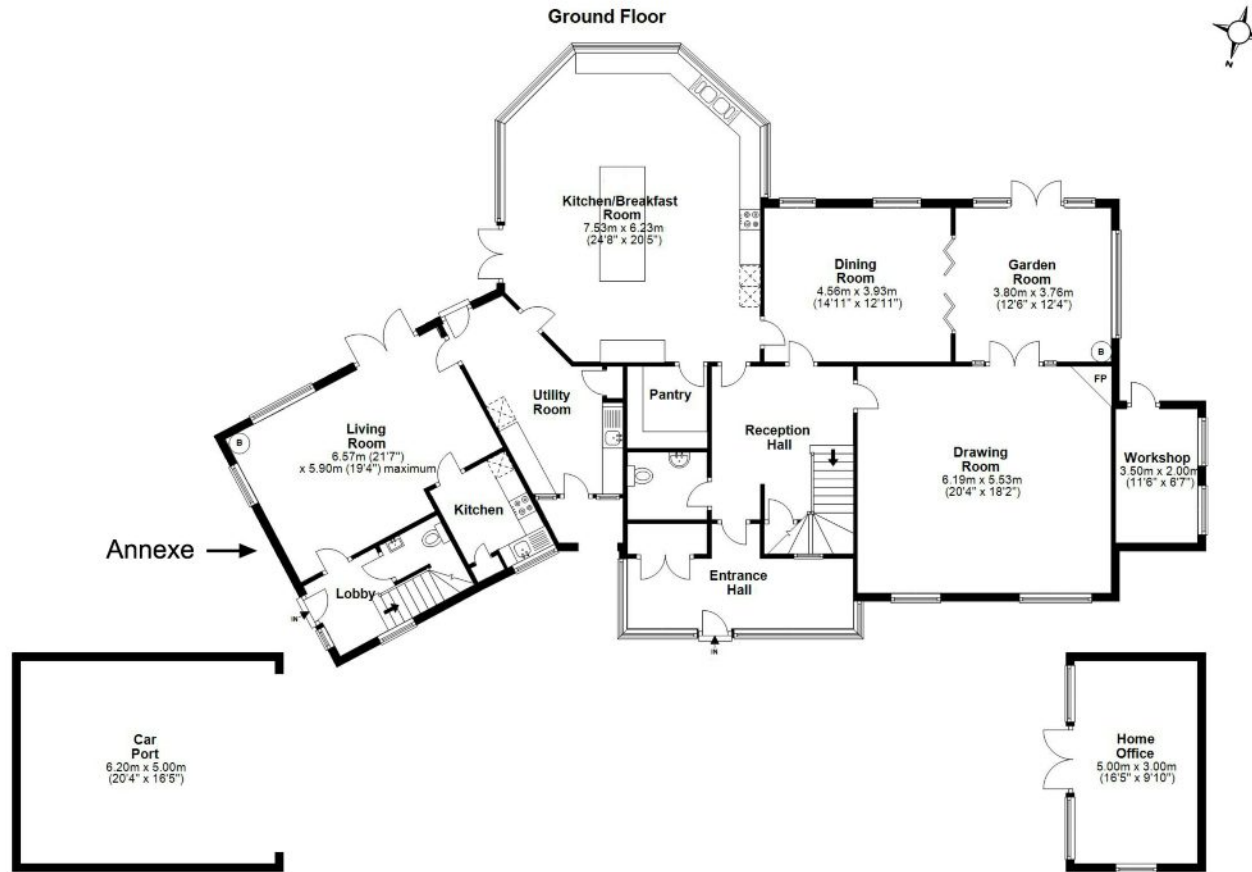
The drawing room is of generous proportions, with dual aspect windows overlooking the front and a corner open fireplace fitted with a Jet master grate and wooden surround. From here, double doors opening into the dual aspect garden room, which in turn opens via folding doors into the dining room. Both these rooms offer options for a variety of uses and feature solid wooden floors, with double doors from the Garden Room opening out onto the terrace.

The kitchen/breakfast room is a magnificent area, bathed in light and enjoying views over the rear gardens. This room has been designed to bring the garden into the heart of the house with a conservatory style surround, fitted with Venetian and pleated blinds and roof ventilation. There is a central island work area and breakfast bar and ample room for dining furniture.

The kitchen is fitted with a wide range of maple units, with space and plumbing for a dishwasher and built-in appliances comprising an integrated Neff oven and grill and a separate Neff halogen hob with integrated Neff microwave. There is also space for a fridge/freezer. A further door leads to spacious pantry with storage and fitted shelves.



FLOOR PLAN



First Floor



Approximate Gross Internal Areas

House (incl external workshop):
362.3 sqm / 3899.8 sqft

Outbuildings (not necessarily in correct position/orientation):
46.0 sqm / 495.2 sqft

**Total Approximate Gross Area:
408.3 sqm / 4395.0 sqft**



The Property Continued...

A door leads to the large utility room with a range of storage cupboards with space and plumbing for a washing machine and tumble dryer, space for an under counter fridge/freezer and a stable door which leads to the front of the property and to the most useful covered side entrance porch. Doors from here lead to the rear garden and to the separate annexe living accommodation comprising a dual aspect living room, cloakroom and separate kitchen. The annexe further enjoys private access from the side of the property, which opens into a small lobby area. A stairwell from the lobby leads up to the wonderful dual aspect bedroom with en-suite bathroom facilities. This superb set up means the annexe remains separate, but can easily be integrated into the main house if required.

From the main entrance hallway, a wooden staircase leads to the first floor landing with windows above the stairwell. There are several large storage cupboards including a large airing cupboard. A loft hatch gives access via a ladder to the part boarded loft space.



The principal bedroom suite has a large rear aspect window with views of the gardens, ample fitted wardrobes to one wall and a door to the newly re-fitted en-suite shower room. This room has a ceramic tiled floor, a walk in shower, separate vanity unit with WC and wash hand basin, window to the rear aspect and a ladder style radiator.

The three remaining bedrooms enjoy ample fitted storage and wardrobes and elevated views across the different aspects of the grounds. These bedrooms are served by a new, high specification family bathroom/wet room with generous Villeroy and Boch bath, rain shower, double basin and vanity unit with storage, WC and a ladder style radiator.





Grounds & Gardens

The property stands in mature grounds approaching half an acre, with a sweeping driveway leading to the detached barn style car port which incorporates a sail loft and wood store. The front garden is mainly laid to lawn with mature boundaries including laurel hedges to the front. Set within the grounds to the front aspect is a superb, purpose built home office with heating, power, light and water, offering an ideal environment to work from home, whilst detached from the main house.

A pathway leads to the front entrance and to the rear gardens where a paved sun terrace adjoins and extends across the rear of the property. There is also a secondary sun terrace which can be accessed from the garden room.

The rear garden is predominantly laid to lawn with surrounding flower beds of herbaceous plants, shrubs and specimen trees.



Directions

From our office in Brookley Road turn right continuing over the Water Splash and at the junction turn left on Burley Road. Armstrong Road is the second turning on the right, whereby Farne House can be found towards the end of the road, on the left hand side, a short distance after passing over the cattle grid.

Agents Note

Planning Permission has been granted for a three storey front extension, single storey rear extension, replacement raised roof for loft conversion and solar panels. Application Number: 23/00743FULL



Additional Information

Tenure: Freehold

Council Tax Band: H

Energy Performance Rating: D Current: 68 Potential: 77

Mains gas, electric, water and drainage

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

Situation

Armstrong Road is considered to be one of the most desirable addresses within Brockenhurst being only a short level walk of both the village centre as well as the open forest. Day to day amenities include a variety of local shops and restaurants together with a doctor's surgery, primary school, college and main line railway station.

The Georgian market town of Lymington with its more widespread amenities, pretty waterfront and ferry service to Yarmouth, Isle of Wight is approximately 5 miles south, whilst to the north is the village of Lyndhurst, considered the gateway to the New Forest.

For the road commuter Junction One of the M27 motorway which links to the M3 for access to London.







The Local Area

Brockenhurst is the largest village in the New Forest, boasting a thriving and lively community with all the necessary essentials of a proper working village, including a butcher, bakery, greengrocer, cafes and tea houses, plus services such as a doctor, dentist and post office. In addition, the village boasts an 18 hole championship golf course, a luxurious spa and a number of highly regarded hotels including the Balmer Lawn, the Pig and Careys Manor, all of which offer fine dining restaurants.

In Brockenhurst the New Forest is all around you and wild ponies, deer and cows roam at will. The North and South Weirs streams join and as one flow through Brockenhurst. In Brookley Road in the warmer months of the year the stream flows across the road, commonly referred to as The Splash.

It is Brockenhurst's mainline station (service into London Waterloo approximately 90 minutes) that turns the dream of a country idyll into reality for those working up in London and makes Brockenhurst village a property hot spot.

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:

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