



Beechwood House

Sway Road, Brockenhurst, SO42 7SG

SPENCERS
NEW FOREST





BEECHWOOD HOUSE

SWAY ROAD • BROCKENHURST

A substantial four bedroom family residence of "one off" design set within stunning landscaped and well tended grounds with extensive views across paddocks to the rear. Features of this property include the galleried landing in the entrance hall, impressive drawing room and dining room, principal suite with dressing area and ensuite bathroom. Scope for further extension into the loft and above the spacious detached brick built double garage, subject to the usual planning consents.

£1,555,000



4



3



2





The Property

Steps lead up to a recessed porch with solid wood entrance door having two glazed side panels leading into the property.

An impressive split level, generous hall benefitting from a built in storage cupboard and large galleried landing above with velux window above the stairwell allowing for lots of light. A built in cloaks cupboard is set off the hallway and a step leads down to the cloakroom with vanity hand basin and WC.

A comprehensively fitted kitchen with a range of modern wooden fronted base level and wall mounted units benefit from brushed steel furniture, wall mounted glazed display cupboards, granite work surfaces and upstands, one and a half bowl inset sink unit and coordinating ceramic tiled floor. Integrated appliances include an oven and grill, gas hob with extractor hood over and dishwasher. A further array of units house space and plumbing for a washing machine and a separate cupboard houses a Megaflo pressurised hot water tank and a wall mounted cupboard houses a gas boiler.

The dual aspect sitting room is set across the hallway and is the full depth of the property with floor to ceiling windows to the front aspects overlooking the landscaped garden and drive. A feature exposed brick fireplace offers an inset woodburner with tiled and brick hearth. French doors with full height glazed side windows to the rear aspect lead out to the gardens and terrace.

A light spacious dining room is set to the rear having one wall comprising entirely of hardwood double glazed panels which frame the wonderful view of the garden and double doors lead to the rear patio and garden.

The study completes the ground floor accommodation with a window to the rear aspect.



“

A superb family home offering in excess of 1800 sq ft benefitting from a generous plot circa 0.36 acres.

”

The Property Continued...

The first floor offers a superb galleried landing providing access to the bedroom accommodation which offers four double bedrooms, two bathrooms and access to the loft with has generous head height and is boarded and insulated with light and power and offering potential for further accommodation subject to planning permission.

The principal bedroom suite offers a light and spacious room having a feature window with glazed doors opening onto a Juliette balcony with extensive elevated views over the rear garden and paddocks beyond. A dressing area comprises of fitted wardrobes and window and opens into the generous ensuite bathroom with shower set over the bath, bidet, low level WC and pedestal wash hand basin.

Bedroom two is again set to the rear with extensive views over the rear garden and paddocks beyond and two sets of fitted wardrobes to one wall.

Bedroom three is set at the front of the property with front aspect windows and two sets of fitted wardrobes to one wall.

Bedroom four is set across the rear and a family bathroom completes the first floor accommodation and offers a four piece suite including a bath and walk in shower cubicle, WC and wash hand basin.



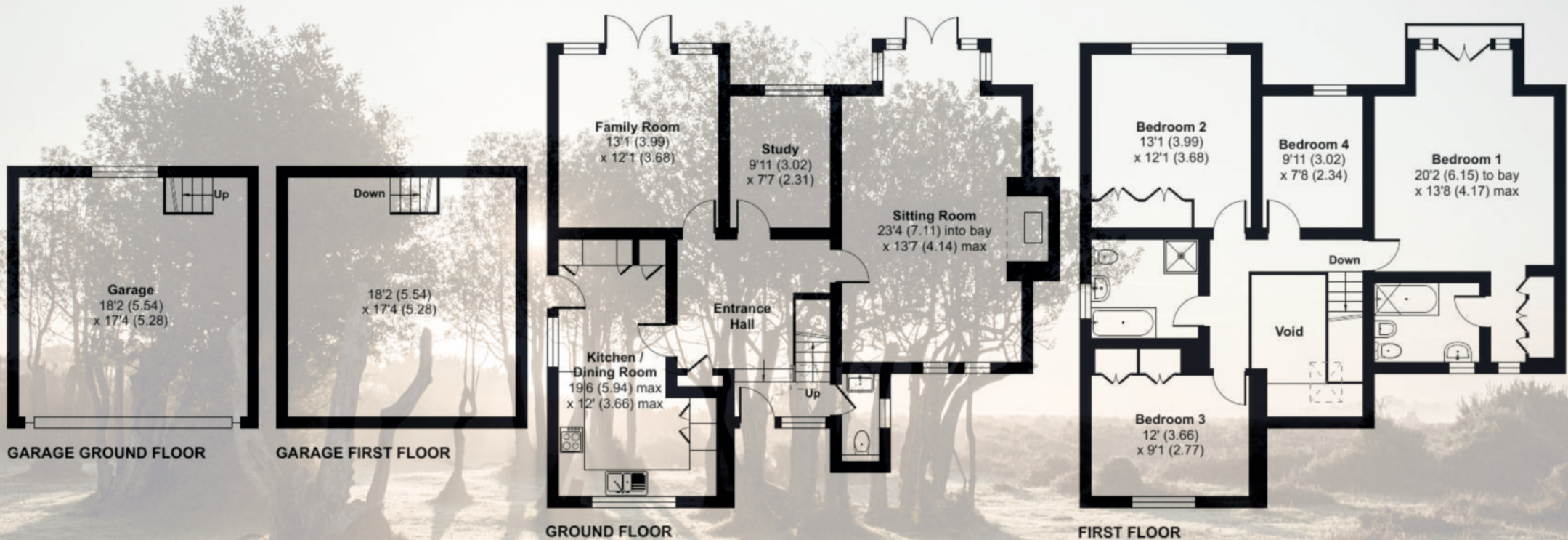


Approximate Area = 1834 sq ft / 170.4 sq m (excludes void)

Garage = 630 sq ft / 58.5 sq m

Total = 2464 sq ft / 228.9 sq m

For identification only - Not to scale







Grounds & Gardens

The property is approached via a wooden five bar gate which leads onto a sweeping gravel driveway, in turn leading to the double garage and property.

The front has been carefully landscaped and planted with a range of mature trees and shrubs to allow for a high degree of privacy.

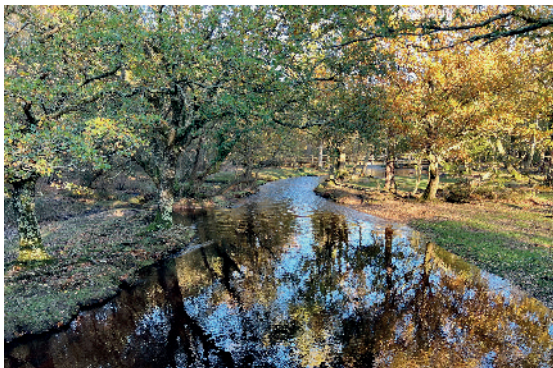
A feature of this property is the immaculate and well stocked spacious rear garden being mainly laid to lawn and which has been carefully planted with a wide range of attractive trees and shrubs offering a stunning array of colours. The boundaries are a mixture of mature hedges and close boarded panel fencing. There is a large and well tended vegetable growing area with adjacent fruit trees, hexagonal glazed summer house and large patio area. A range of flower beds to the edge of the patio area being adjacent to the rear of the property. The rear garden can be accessed via both sides of the property through wrought iron full height gates. To one side is a high wall and gate leading to an area of patio and the wooden garden shed, access on the other side leads to an area of patio and lawn. Beyond the rear garden are extensive views across paddocks towards the forest beyond which fall within the New Forest National Park offers a high degree of protection.

The double garage offers an up and over electric garage door, light and power, with a staircase at the rear leading to the spacious workshop/storage area in the loft space which offers good potential to convert to an office/studio subject to the usual planning permissions.

Directions

From our office in Brookley Road turn left and take the first right into Sway Road. Continue for approximately half a mile and the property can be found on the right hand side.





Additional Information

Mains gas, electricity, water

Tenure: Freehold

Energy Performance Rating: D Current: 59 Potential: 75

Council Tax Band: G

Superfast broadband with speeds of up to 76 Mbps is available at the property

Situation

The property is situated on the popular Sway Road close to the Brockenhurst Golf Club and near the centre of Brockenhurst Village, which offers a mainline railway station with direct links to London Waterloo and a good local community of shops and restaurants.

The picturesque village of Beaulieu lies 7 miles to the East with the marina of Bucklers Hard on the Beaulieu River. Approximately 4 miles to the South is the Georgian market town of Lymington with its extensive yachting facilities, ferry service to Yarmouth, Isle of Wight and its famous Saturday county market. To the North is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 giving access to London.

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:

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com