



The Bell House

Wilverley Road, Brockenhurst, SO42 7SP

SPENCERS
NEW FOREST





THE BELL HOUSE

WILVERLEY ROAD • BROCKENHURST

This former vicarage of Brockenhurst was built circa 1897 and sympathetically divided in the 1960's. The property now forms the major portion of this stunning house with the addition of an indoor pool complex, triple garage complex and a separate garage with planning permission to enlarge with a room above.

Positioned on the highly desirable Wilverley Road within private grounds extending to some 0.75 acres and enjoying a south westerly aspect.

£2,250,000





The Property

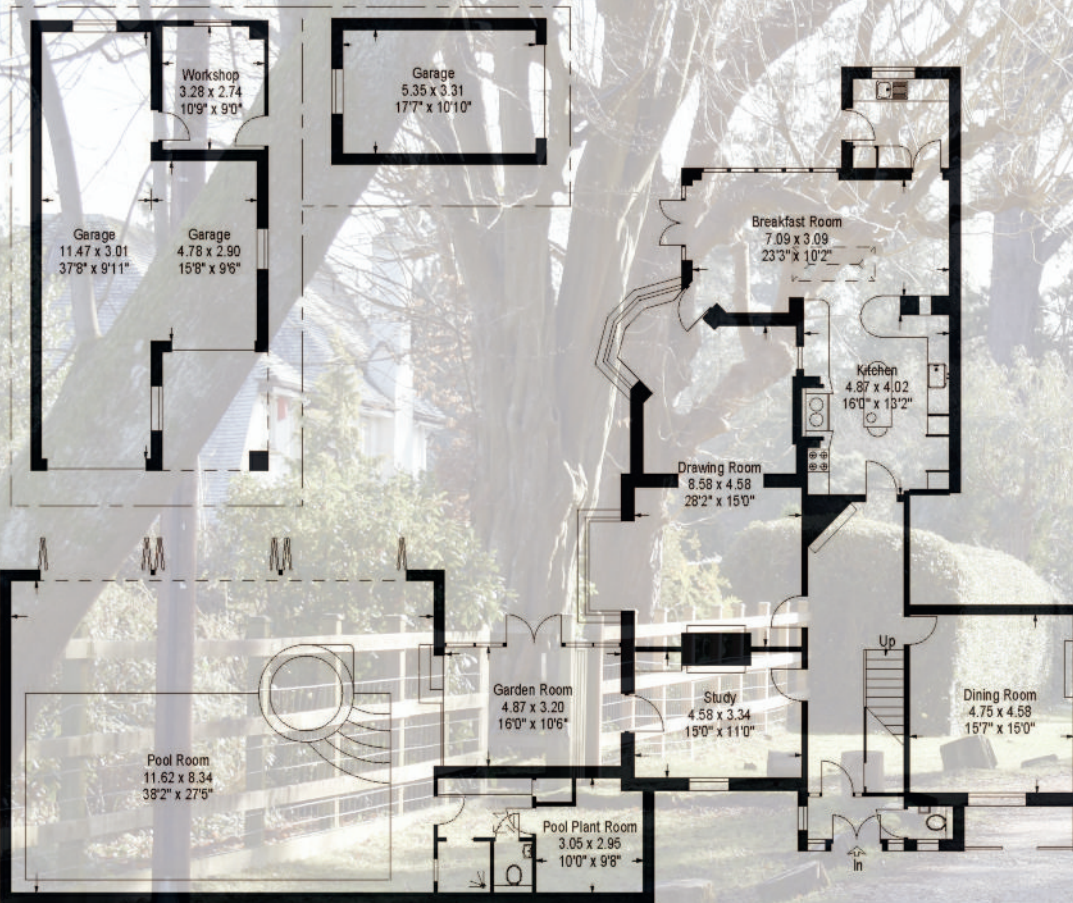
Double French doors lead to the reception hall which retains its original Victorian tiled floor and a large decorative fireplace, from which leads the period solid oak staircase. The dining room benefits from a fine original fireplace. The elegant drawing room also has a large marble open fireplace and two large south facing bay windows flooding the room with natural light and affording views over the terrace and gardens. The study is a good sized room with fitted furniture and a door opening into the conservatory and leading to the pool complex beyond.

A further door from the reception hall leads to the striking open plan kitchen/breakfast/family room. The kitchen is designed to form the hub of the house with a traditional feel whilst embracing contemporary styling. There is a fine central oak island and a comprehensive range of hand made and hand painted cupboards and drawers. There are granite worktops with a butler basin and a feature bay housing a royal blue gas fired two door Aga. The Kitchen opens into a spacious dining area with roof lantern and thereafter into a family snug area with glazed door into the reception room and glazed double doors opening onto the gardens and west facing terrace.

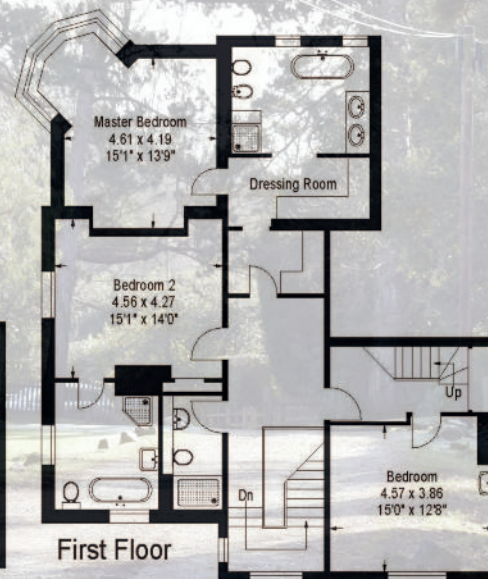
From the generous first floor landing, a magnificent principal bedroom suite, with corner south facing bay window, boasts two separate dressing areas and a large en-suite with stand alone bath and separate shower cubicle. There is a further guest suite with generous en suite bathroom and another double bedroom serviced by a separate Shower Room.

Another staircase leads to the second floor where there are two large double bedrooms, a kitchen and living area and a spacious five piece Bathroom. This floor lends to use as a self contained apartment, if required.

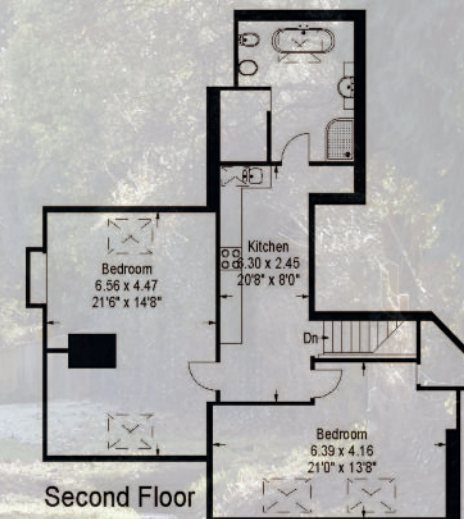




Ground Floor



First Floor



Second Floor

The Bell House

Approximate
Gross Internal Floor Area
House: 513sq.m. or 5522sq.ft.
Garage/Workshop: 59sq.m. or 635sq.ft.
Single Garage: 18sq.m. or 194sq.ft.

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Tel: 01252 549538
Constructed in accordance with the RICS code of measuring practice, this plan is for layout guidance only. It is not to scale, unless specified. Please check all dimensions & shapes before making any decisions reliant upon them.





Pool Complex

From the study the pool area is connected via a delightful conservatory overlooking both the gardens and the magnificent vaulted indoor swimming pool complex with Jacuzzi, wc/shower/steam room and having three sets of bi fold doors which open onto the south west facing terrace, leading to the garden beyond.

Grounds & Gardens

The approach from Wilverley Road is via a private cattle grid to prevent visits from the New Forest ponies, donkeys and pigs who tend to roam through the village. There is also a five bar gate and pedestrian side gate. The generous driveway passes a brick garage, with planning permission to enlarge to the front and add a room above.

There is another driveway leading through a set of wrought iron electric gates where a brick paved drive leads to a triple garage block with car port and workshop. The well maintained south and west facing gardens extend to about 0.75 acre.

Directions

From our Brockenhurst office turn right and proceed along the village high street, namely Brookley Road passing through the famous watersplash. At the junction with Rhinefield Road turn left and then take the first turning on the right (almost opposite) to the left of the church and onto the gravel track, Wilverley Road. After a short distance, the property can be found on the left hand side where there are double entrance gates and a cattle grid.

Additional Information

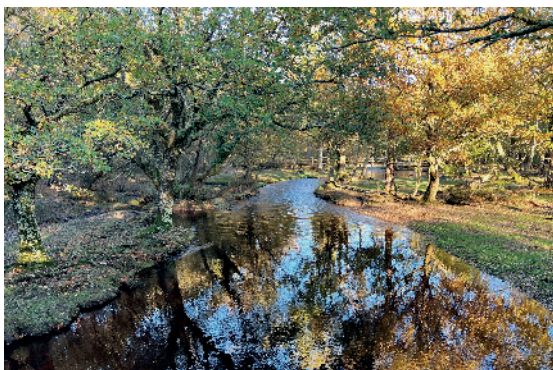
Services: Mains electricity, gas central heating, mains water

Council Tax: Band G

Tenure: Freehold







Situation

Situated in one of the finest locations in Brockenhurst, the property is adjacent to the picturesque village church in a quiet and convenient setting being within a stone's throw of the village centre and only a few minutes' walk from the open forest. Brockenhurst benefits from a mainline station, which is within a 10 minute walk of the property, with direct access to London/Waterloo (approx. 90 minutes) and an extensive range of local shops, restaurants, a primary school and popular tertiary college, and the renowned Brockenhurst Golf Club.

The Georgian market town of Lymington is approximately 5 miles south with its world renowned yachting facilities, a ferry service to Yarmouth, Isle of Wight and a Saturday market. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 for access to London.

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

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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