



**Whiteoaks**

*Sway Road, Brockenhurst, SO42 7SG*

**SPENCERS**  
NEW FOREST









# WHITEOAKS

SWAY ROAD • BROCKENHURST

*A substantial three bedroom detached family residence, formerly four bedrooms, set in stunning woodland gardens of approximately 0.5 acre, within the village of Brockenhurst.*

*Thought to have been built early 1970's the property offers considerable scope for further development and extension STPP and further benefits from a substantial principle bedroom, with dressing room and ensuite facilities, double attached garage and solar panels.*

£1,250,000



3



3



3





## The Property

The property offers well proportioned and configured accommodation throughout with the benefit of large windows allowing for lots of light.

To the ground floor, a wide veranda style porch opens into an entrance hall, with stairs ascending to the first floor landing with access to a shower room/cloakroom and coat cupboard.

The main sitting room is set to one side of the house and enjoys a lovely double aspect, with a feature fireplace and large sliding doors opening out onto the garden.

Set across from the large hall is a formal dining room which could be utilised for any number of purposes and is set adjoining the kitchen which in turn is set across the rear of the property overlooking the rear gardens.

The kitchen is fitted with an extensive range of units, including wall, base and tall units, with coordinating work surfaces and tiled splashbacks. Integrated appliances include a built in oven set at high level with separate grill oven and fitted gas hob with extractor set overhead.

The kitchen then extends through into a large utility room, which again features a range of built-in units with space and plumbing for appliances. From the utility room, a door opens out onto the rear garden. The utility room also provides access into an office to the rear, and into the double attached garage which provides scope to be converted into a large open plan family kitchen if required (STP).

The first floor landing area features a front aspect window and a loft hatch giving access to a large loft space.

An impressive principal bedroom suite is set across the full depth of the property, originally two bedrooms, the suite now cleverly incorporates a dedicated dressing area with built-in wardrobe and a modern en-suite bathroom with windows offering delightful, elevated views across the woodland garden.

There are two further double bedrooms to this level, both of which enjoy views across the grounds. These remaining two bedrooms are served by a modern family shower room.



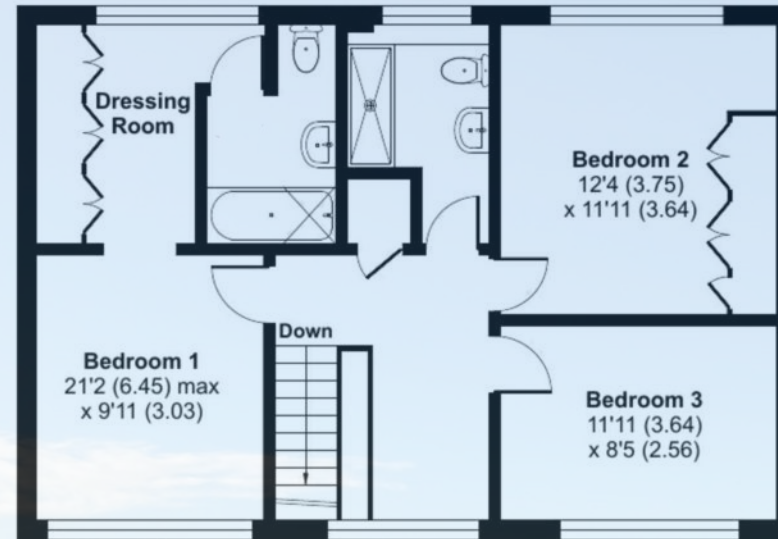


Approximate Area = 1572 sq ft / 146 sq m

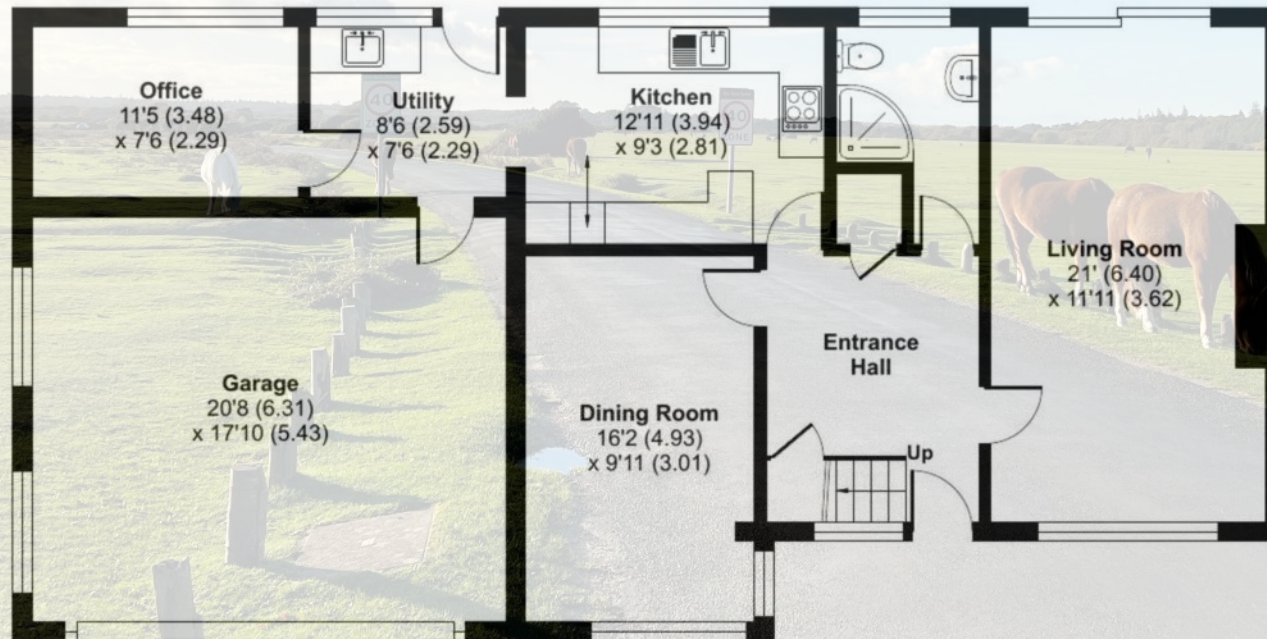
Garage = 358 sq ft / 33.2 sq m

Total = 1930 sq ft / 179.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1168609





## Grounds and Gardens

Whiteoaks sits in a charming and secluded setting surrounded by stunning grounds with south facing elevations to the rear.

The property is approached from the road by a short driveway shared with one other property. A five bar gate then opens onto a large drive offering off road parking for multiple vehicles and access to the attached double garage.

The beautiful gardens and grounds wrap around the property and feature extensive areas of lawn interspersed with mature hedging and trees to the boundaries affording privacy and seclusion.

A large terrace is set across the rear of the property with paved path leading around to the side of the property.

A further strip of land to the left hand boundary is owned, along with the adjoining neighbour we understand.

In total, the grounds extend to approximately 0.5 acre.

## Agents Note

The property benefits from a range of solar panels to the rear elevation which we understand currently generates in the region of £1200-£1500 per annum and provide charge for a car and remainder sold back to the grid under the current arrangement.

## Directions

From our office in Brockenhurst, turn left and proceed up Brookley Road for a short distance before turning right onto Sway Road. Continue to follow the road for approximately three quarters of a mile and the property will be found on your left hand side.





## Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: B Current: 87 Potential: 89

Property Construction: Standard Construction

Services: Mains gas, electric, water and drainage

Solar PV Panels

Superfast broadband with speeds of up to 39 Mbps is available at the property (Ofcom)

Fibre optic broadband

The property is affected by a Tree Preservation Order



## Situation

The property is conveniently situated on the Sway Road, within approximately 0.75 miles of Brockenhurst, a bustling village in the heart of the forest lying between Lyndhurst and the Georgian town of Lymington. The property sits in the heart of Brockenhurst village centre within the New Forest National Park. 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, extensive 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.

## 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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