



FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

New Forest

Forest Gate

Sway Road • Brockenhurst • SO42 7SG



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Located within easy reach of the village centre, with the open forest just moments away, this substantial home offers spacious and versatile accommodation. The property is set in approx 1/3 acre, and benefits from a double garage and versatile outbuildings.



4



2



£900,000

Key Features

- Family/breakfast room with separate utility room and cloakroom
- Sitting room and separate dining room
- Four first floor bedrooms, the master with en-suite shower
- Set in approximately 1/3 acre plot
- Located within easy reach of the village centre and moments away from the open forest
- Well equipped kitchen
- Ground floor snug and separate study
- Large garden and parking for numerous vehicles
- Double garage and further extensive outbuildings
- EPC Rating: C



Description

This four bedroom detached house built in the early 1900's offers spacious and versatile accommodation. The property benefits from substantial outbuildings, parking for multiple vehicles, a double garage and is set in approx 1/3 acre plot.

Covered entrance porch with attractive front door with bespoke stained glass centre pane, leading into the entrance hall. Stairs rising to the first floor. Door into the dining room incorporating chimney breast, with window to the front aspect. Glazed double doors through to the sitting room which has a fitted wood burner, window to the side aspect and sliding patio doors opening out to the garden. The family/breakfast room has a lovely sunny aspect and has a cloaks cupboard, window to the rear aspect and double doors opening out to the rear garden. Door to utility room and arch through to the kitchen. The kitchen has a comprehensive range of floor and wall mounted cupboard and drawer units with inset one and a half bowl single drainer sink unit with tiled splashbacks. Range of matching eye-level cupboards incorporating wine rack and concealed underlighting. Space and plumbing for dishwasher. Space for range style cooker with large extractor in stainless steel canopy above. Space for tall fridge/freezer and window to the side aspect. Utility room with 'L' shaped worktop with inset single drainer stainless steel sink unit with cupboard under and space and plumbing for both a washing machine and tumble dryer. Tiled splashback. Matching eye-level cupboards. Worcester wall mounted gas fired central heating boiler. Door to the rear aspect and door to the cloakroom, which has a low level WC, and extractor fan. From the entrance hall, door leading into the snug Incorporating chimney breast with polished granite hearth stone and limestone fireplace with fitted woodburner. Arch through to the study which has windows to the side and rear aspect.

First floor landing. Master bedroom with window to the front aspect and door into the en-suite shower room which has a fully tiled shower cubicle with Mira shower unit. Pedestal wash hand basin with mirror above, low level WC, window to the side

aspect. Bedroom two with window to the side aspect. Bedroom three with large storage recess, door recess and two windows to the rear aspect. Bedroom four with large door recess, access to roof space and window to the rear aspect. Family bathroom with suite comprised of a panelled bath unit with shower unit over and shower screen. Wash hand basin and low level WC, chrome ladder radiator, extractor fan, window to the front aspect.

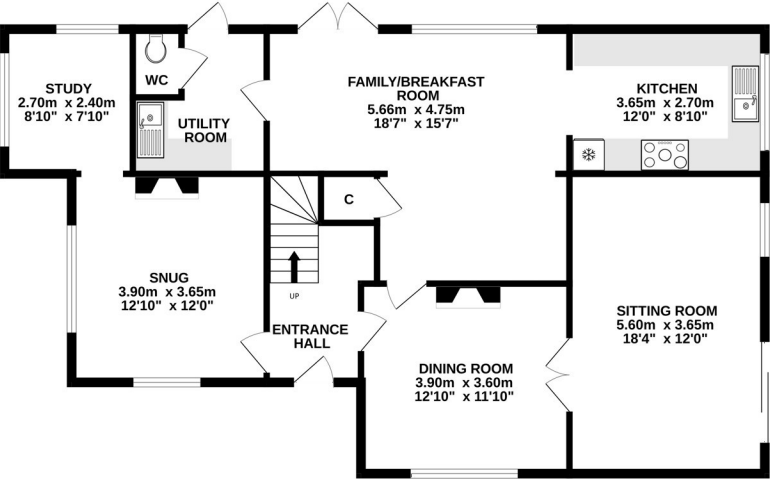
The property is approached from Sway Road over a loose shingle drive and cattlegrid with its own five bar gate opening to a good size loose shingle driveway bounded by areas of lawn, all enclosed by fencing leading up to the open fronted garage and with a concrete pathway leading up to the front door.

The open fronted garage has power, strip lighting and roof storage. To the rear of the garage are log stores and a loose shingle pathway leading through to the rear garden. The front lawn also leads through to the rear garden via a patio area, mature fruit trees, and through to a large loose shingle area where there is a small greenhouse and further log stores. Garden shed. Large outbuilding: this could have many uses and would easily subdivide into three with suitable doors and windows already in place. Good size hardstanding to rear of outbuilding.

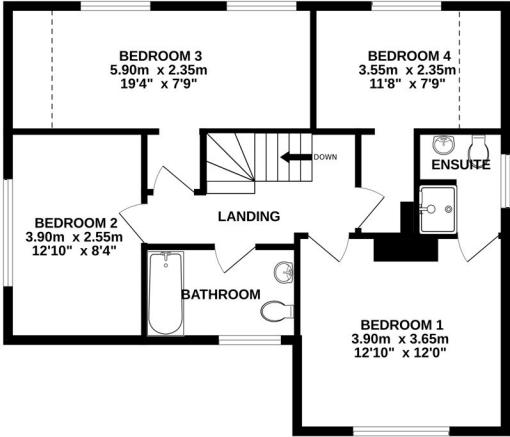
The property is conveniently located within walking distance of Brockenhurst village centre, in the heart of the New Forest, close to shops and amenities. The open forest is also just moment away. The village offers a mainline railway station with direct links to London Waterloo in approximately 90 minutes. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3, giving access to London. The nearby Georgian market town of Lymington has many independent shops, a picturesque quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park.

Floor Plan

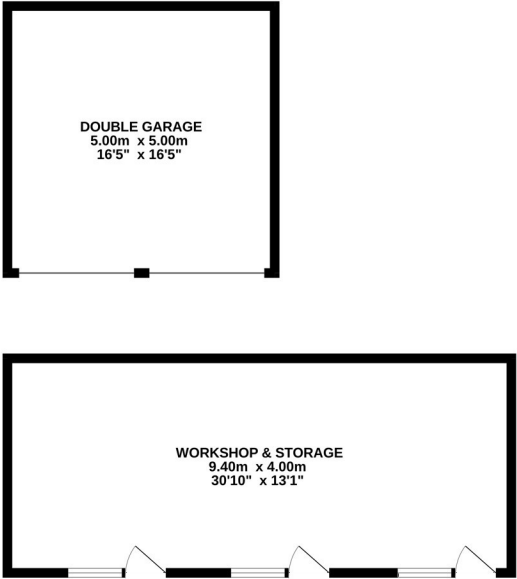
GROUND FLOOR



1ST FLOOR



OUTBUILDINGS
62.7 sq.m. (675 sq.ft.) approx.



MAIN HOUSE: 170.9 SQM

TOTAL FLOOR AREA : 228.0 sq.m. (2455 sq.ft.) approx.

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