



Gorse Acre

Holmsley Road, Wootton, BH25 5TR

SPENCERS
NEW FOREST





GORSE ACRE

HOLMSLEY ROAD • WOOTTON

A substantial five bedroom chalet style home, situated in a sought after location, bounding the open forest. The property has been extensively and meticulously renovated over recent years to provide all the luxuries of modern living. In addition the grounds extend to about 0.9 acres and include a stable block.

The Property

- Reception Hall • Drawing Room • Dining Room • Kitchen/Dining Room
- Utility Room • Ground Floor Bedroom 5/Study • Family Shower Room
- Master Bedroom Suite • Three Further Bedroom Suites

Grounds & Gardens

- Ample Parking • Detached Double Garage • Outbuildings/Stabling
- Landscaped Gardens

£1,195,000



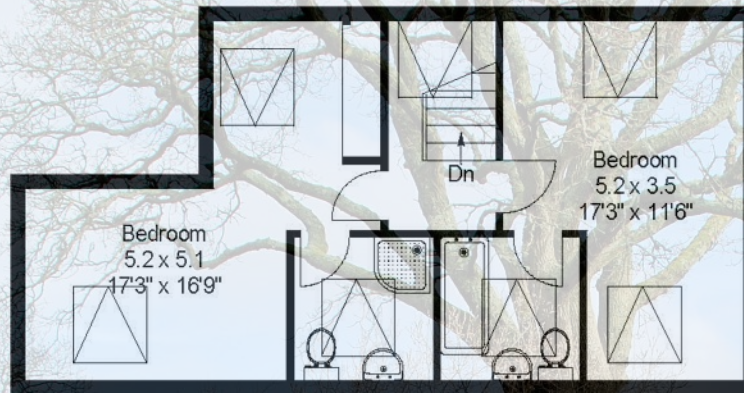
The Property

The accommodation is as set out on the floorplan, but of particular note are the following:

- A magnificent entrance way with oak turning staircase to the first floor, attractive fireplace and limestone flooring throughout.
- The sitting room has windows and French style doors to the front elevation and fireplace housing log burner.
- An impressive bespoke open plan kitchen/dining room with excellent storage, integrated appliances, granite worktops and Aga.
- The stunning master suite with open vaulted ceiling, walk-in dressing room, bi-fold doors leading to rear terrace and a luxurious en-suite bathroom.
- Further ground floor bedroom suite and family shower room
- There are two additional bedroom suites on the first floor.
- The property benefits from underfloor heating to the ground floor.

Agents Note - Photos are from 2015 and were taken prior to the current tenancy.



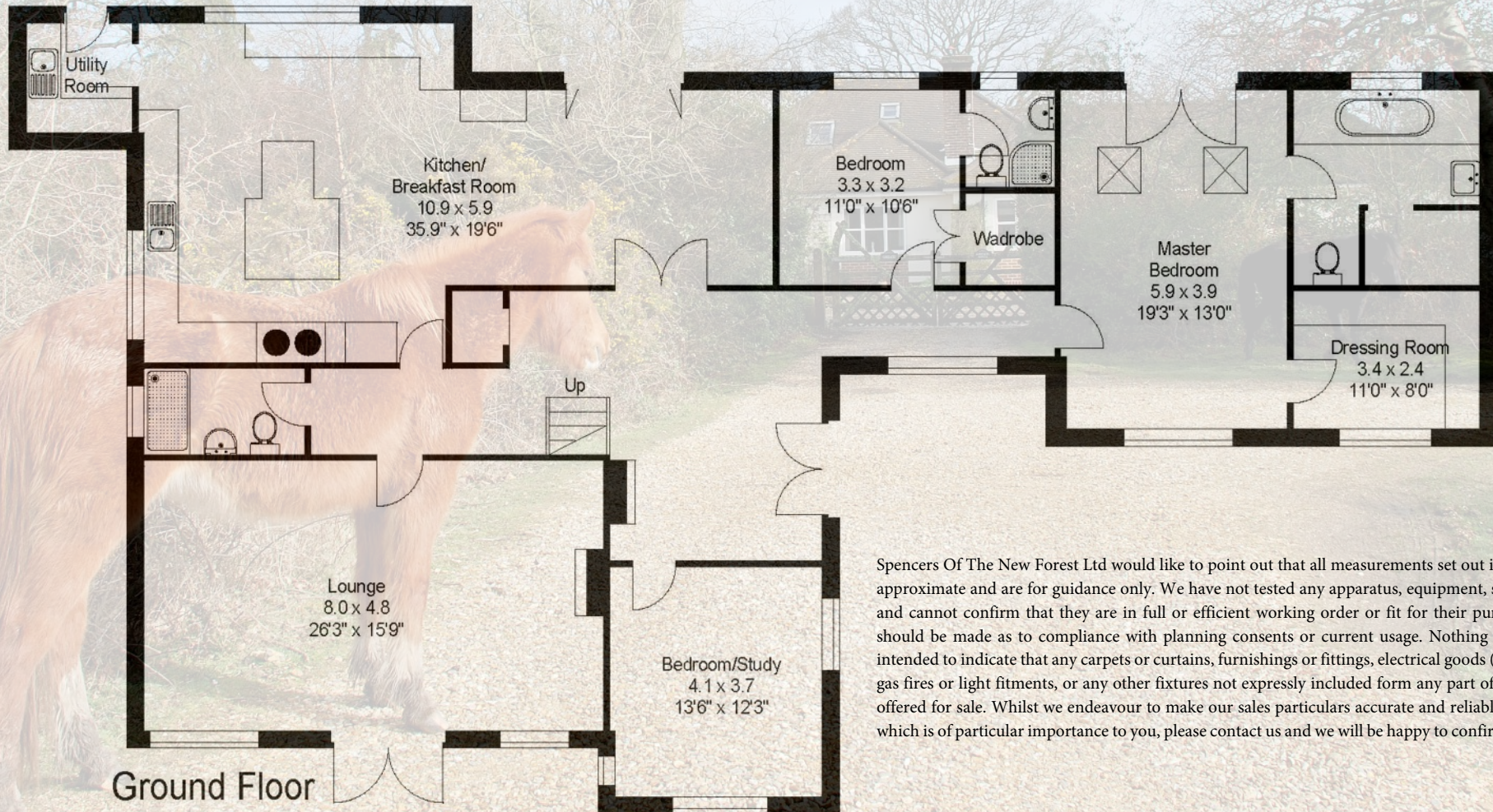


First Floor

Approximate
Gross Internal Floor Area
Total: 255sq.m. or 2745sq.ft.

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NOT TO SCALE



Ground Floor

Spencers Of The New Forest Ltd 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 or efficient working order or fit for their 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 for you.



Grounds & Gardens

- To one side of the property is a large double garage with single up and over door and lean to dry storage to one side.
- To the other side of the property is a further brick built building incorporating three separate areas being workshop, storage and possible further office area.
- Immediately to the rear of the property is a large area of patio and leading onto the rear gardens which are laid predominantly to lawn.
- Further gates lead through to the middle section of the garden which have been used to create all weather putting green with adjacent fruit trees.
- To one side of the property is an enclosed chicken coop, kitchen garden with raised beds and a further gate leads to the stableyard and the timber stableblock.
- To the rear of this is a small area of holding paddock.

Services

- Council Tax Band: G
- Mains Electric and Water, LPG Heating and hot water. Private Drainage
- Energy Efficiency Rating: Current: 70 Potential: 73

Local Authority

- New Forest National Park



Directions

From our office in Brockenhurst proceed north turning left after about three miles towards Wootton. Continue for about 1.5 miles then turn right and then immediately right again onto the B3058 Holmsley Road. Proceed through the wooded forest for about 1 mile and the property will be found on the right hand side just before the turning for Wootton Farm Road.

Viewing

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

Situation

Tucked away in this wonderful forest location, the property is situated within the New Forest National Park with easy access to the villages of Brockenhurst and Sway which each offer a mainline rail connection to London Waterloo. The property also offers easy access to the A35/A337 for connections to both Southampton and Bournemouth. The popular sailing and yachting facilities of Lymington and access to the Solent is within a drive.

The village of Brockenhurst lies approximately three miles away and benefits from a mainline station with direct access to London Waterloo and an extensive range of local shops, restaurants, a primary school, a popular tertiary college and the renowned Brockenhurst Golf Club. The Georgian market town of Lymington is approximately six miles away with its Saturday market and a ferry service to Yarmouth, Isle of Wight.

Important Notice

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For more information or to arrange a viewing please contact us:

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