



Bramblings

Sway Road, Brockenhurst, SO42 7RX

SPENCERS
NEW FOREST





BRAMBLINGS

SWAY ROAD • BROCKENHURST • NEW FOREST



Magical views from the garden where we watch the wildlife roam...



Set in a wonderful plot with stunning views over the countryside to the rear, a beautifully presented four/five bedroom detached house situated within walking distance of the village centre, mainline railway station and open forest.

The property has been renovated in recent years by the current owners to create spacious and versatile accommodation.

Guide Price £1,975,000



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The Property

The impressive part-galleried entrance hall with beautiful staircase is where glazed doors lead to the principal reception rooms. The magnificent double aspect drawing room with fireplace has two sets of glazed doors leading out to the side and rear stone terrace, which is partly covered and provide a delightful alfresco entertaining area complete with outdoor kitchen and fireplace.

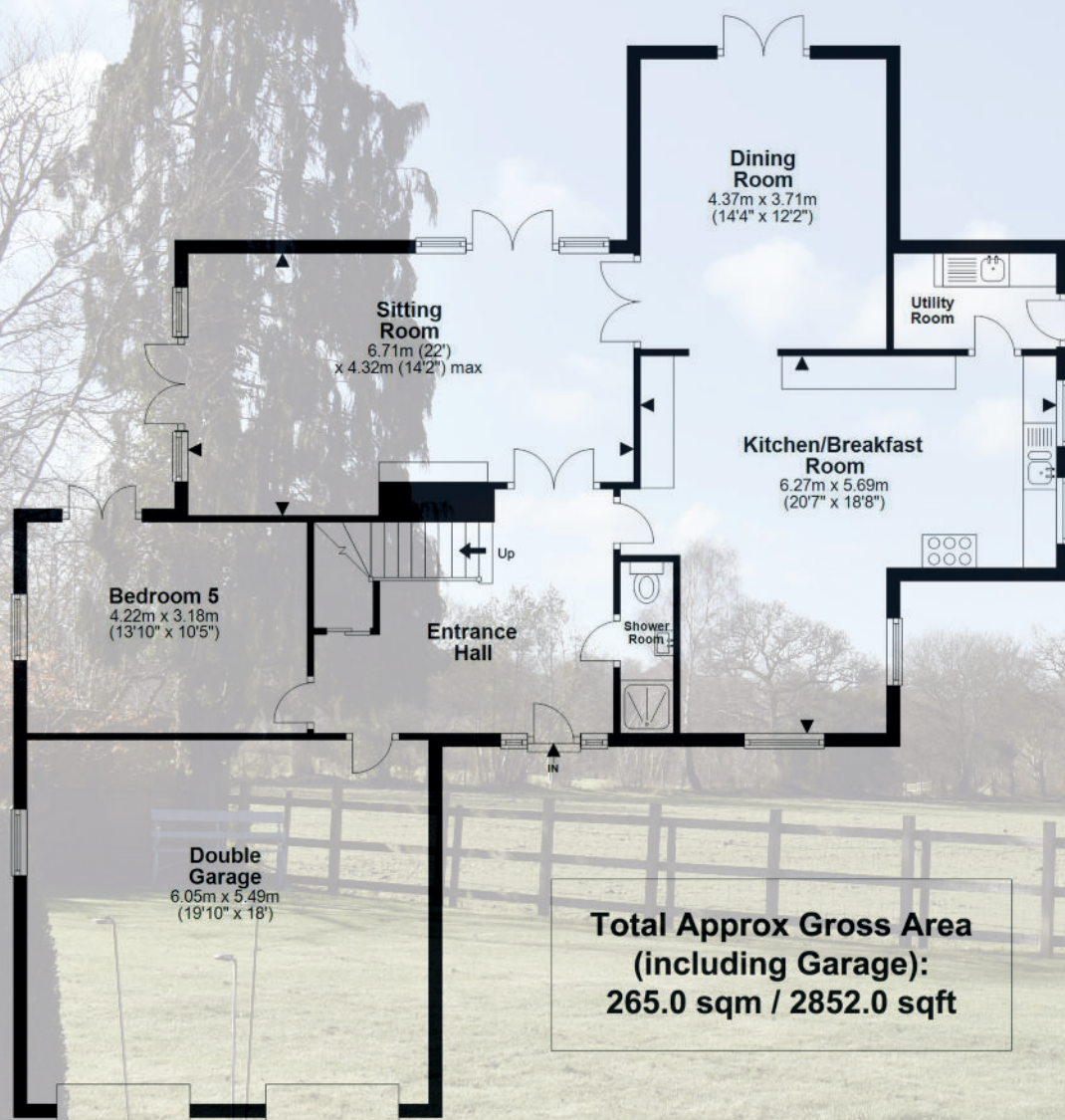
The white kitchen has a comprehensive range of fitted cupboards with ample light granite work surfaces over. There are a range of fitted appliances including two Neff double ovens and combination microwave, dishwasher, Neff ceramic hob with extractor over, wine fridge and Neff stainless steel fridge/freezer. The double aspect study/ground floor bedroom five has glazed doors leading to the patio and garden beyond.

The attractive winding staircase leads to a generous landing where the double aspect principal bedroom has a range of built in wardrobes, double doors to a Juliet balcony and an en-suite shower room. There is a generous vaulted bedroom with adjacent dressing room and two more double bedrooms served by the generous family bathroom. All the bathrooms and shower rooms have Villeroy & Boch suites.



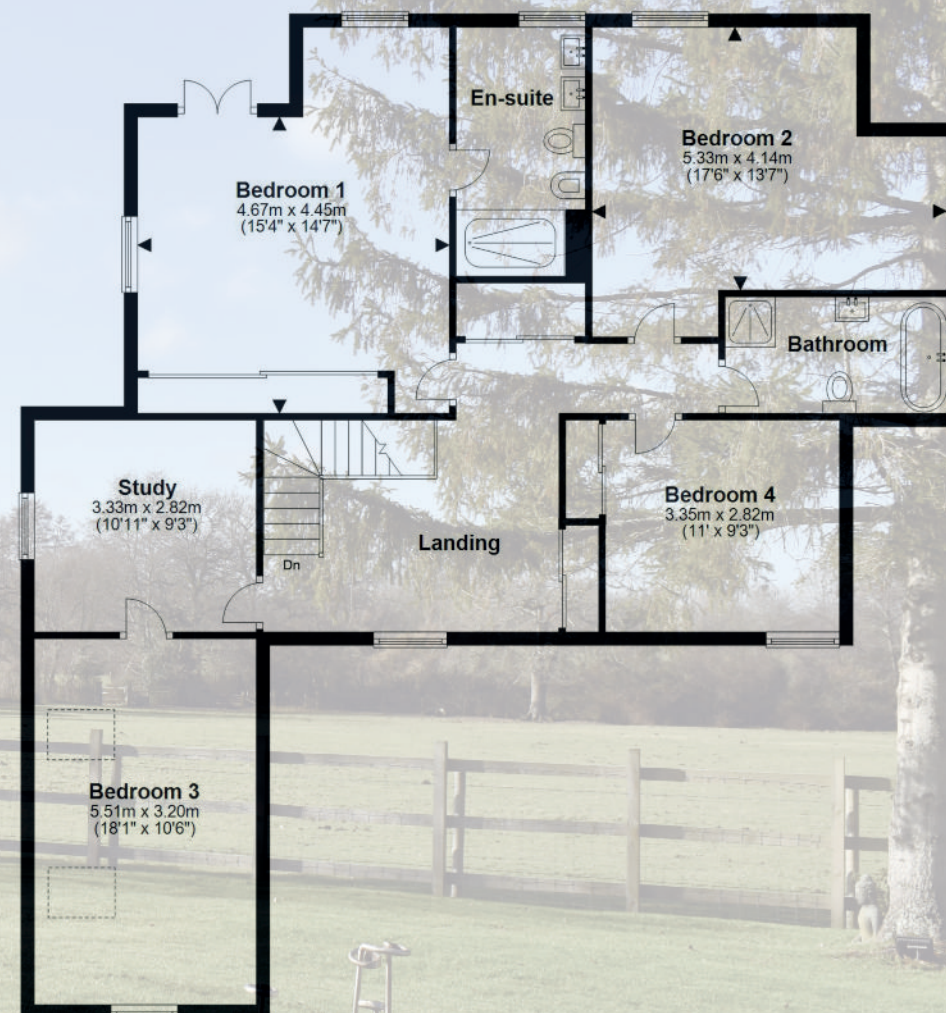
Floor Plan

Ground Floor



**Total Approx Gross Area
(including Garage):
265.0 sqm / 2852.0 sqft**

First Floor







Grounds & Gardens

The property is approached through double electric gates opening on to a very large shingle driveway with ample parking for several vehicles and there is scope to erect a detached garage complex (STPP) and convert the existing integral double garage within the house.

The front garden is mainly laid to lawn with mature flower and shrub borders with lamps lining the drive. Access via either side of the property leads to the south west facing rear garden which enjoys panoramic views over the adjoining paddocks.

A feature of note is the covered patio area to the rear of the property incorporating a wonderful outdoor kitchen with open fireplace and food preparation area.





Directions

From our office in Brockenhurst turn left and take the first right into Sway Road. The property can be found after a short distance on the right hand side, almost opposite Collyers Road.

Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: D Current: 63 Potential: 76

Property Construction: Standard Construction

Services: Mains gas, electric, water and drainage

Superfast broadband with speeds of up to 80 Mbps is available at the property (Ofcom)

Situation

Situated in the heart of Brockenhurst village centre within the New Forest National Park where ponies, donkeys and pigs roam. 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, world renowned 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.



The Local Area

Brockenhurst is the largest village in the New Forest, boasting a thriving and lively community with all the necessary essentials of a proper working village, including a butcher, bakery, greengrocer, cafes and tea houses, plus services such as a doctor, dentist and post office. In addition, the village boasts an 18 hole championship golf course, a luxurious spa and a number of highly regarded hotels including the Balmer Lawn, the Pig and Careys Manor, all of which offer fine dining restaurants.

In Brockenhurst the New Forest is all around you and wild ponies, deer and cows roam at will. The North and South Weirs streams join and as one flow through Brockenhurst. In Brookley Road in the warmer months of the year the stream flows across the road, commonly referred to as The Splash.

It is Brockenhurst's mainline station (service into London Waterloo approximately 90 minutes) that turns the dream of a country idyll into reality for those working up in London and makes Brockenhurst village a property hot spot.

Agents Note

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a relative of a staff member within Spencers.

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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