



Hazelmere

Sway Road, Brockenhurst, SO42 7SG

SPENCERS
NEW FOREST





HAZELMERE

SWAY ROAD • BROCKENHURST • NEW FOREST

An immaculate and beautifully maintained four bedroom detached residence extending to 1910 sq. ft. set within a prime Brockenhurst location on Sway Road.

The property is presented to a high standard and further benefits from a good size corner plot of approximately 1/4 acre with south/westerly facing gardens, a double detached garage and ample off road parking.



£1,495,000

 4  4  2



The Property

The property features an attractive façade, built circa 1900, the well-appointed accommodation is set across two floors and retains many period features including picture and dado rails, stripped pine doors, wooden floorboards and a number of fireplaces befitting the era. The principal living rooms enjoy aspects across the well tended gardens affording a good degree of privacy.

An entrance porch with stained glass surround to the internal door opens into the main entrance hallway which in turn links to the ground floor living space with stairs leading up to the first floor. To the front of the property there is a useful office which could double up as a guest bedroom if required and which has access out to the side garden and features an ornamental fireplace and splay bay windows.

A dual aspect sizeable Sitting Room is set across the hallway and features an attractive large corner box bay window allowing for good light and overlooking the side and front gardens. A central fireplace houses a woodburning stove and further features includes engineered oak flooring and decorative mahogany fire surround. At the end of the hallway there is a shower room with WC and access through to the charming Dining Room with wood effect tiled flooring which benefits from under floor heating. A central brick fireplace is a real feature of this room with inset woodburning stove and built in cabinetry to one side providing for good storage and housing a Megaflor pressured water tank.

From the dining room, French doors lead out to a useful Victorian styled glazed canopy over a side paved terrace extending the seasons for outdoor entertaining and enjoying the garden. The dining room in turn opens through to an extended 19' vaulted kitchen which features a modern range of fitted shaker style units and integrated appliances, with peninsular island, coordinating wooden work surfaces and tiled wood effect flooring with under floor heating. The room offers a real sense of space and light which is further enhanced by two large triple glazed Velux windows inset into the roof.





The Property Continued...

A large utility room is set off the kitchen with coordinating units with space and plumbing for appliances and wall mounted boiler. A door from here leads out to side garden.

The staircase rises to the light and airy landing which has a window overlooking the front and provides access to a good size, part boarded and insulated loft. There may be the opportunity to build into the loft STP.

Set off the landing there are four double bedrooms, two with built in storage and ornamental cast iron fireplaces and all affording aspects across the gardens. A family bathroom completes the first floor accommodation.

Grounds & Gardens

The property is set back from the road bounded by mature screening including a mix of hedging and lapwood fencing. A pedestrian gate leads to the centrally set front door with front gardens to either side. There are vegetable beds set to the left hand side, a path leads round to the sizeable rear garden which is predominantly laid to lawn with mature planting, fruit trees, and ornamental shrubs and plants. Terraced and gravel patios offer a number of lovely areas for entertaining and dining and a path leads to the side garden which benefits from a covered terrace with an attractive Victorian styled glazed canopy above, providing some useful screening to the elements. A keter shed is set to the rear of the garden and a gate provides access to the rear parking and garage.

Garage

A newly built double detached garage is set to the rear of the plot with a gravelled drive providing ample parking for several cars accessed via an electric sliding 5 bar gate set off Woodlands Road. The garage could be used for ancillary accommodation if required and STP.





Floor Plan

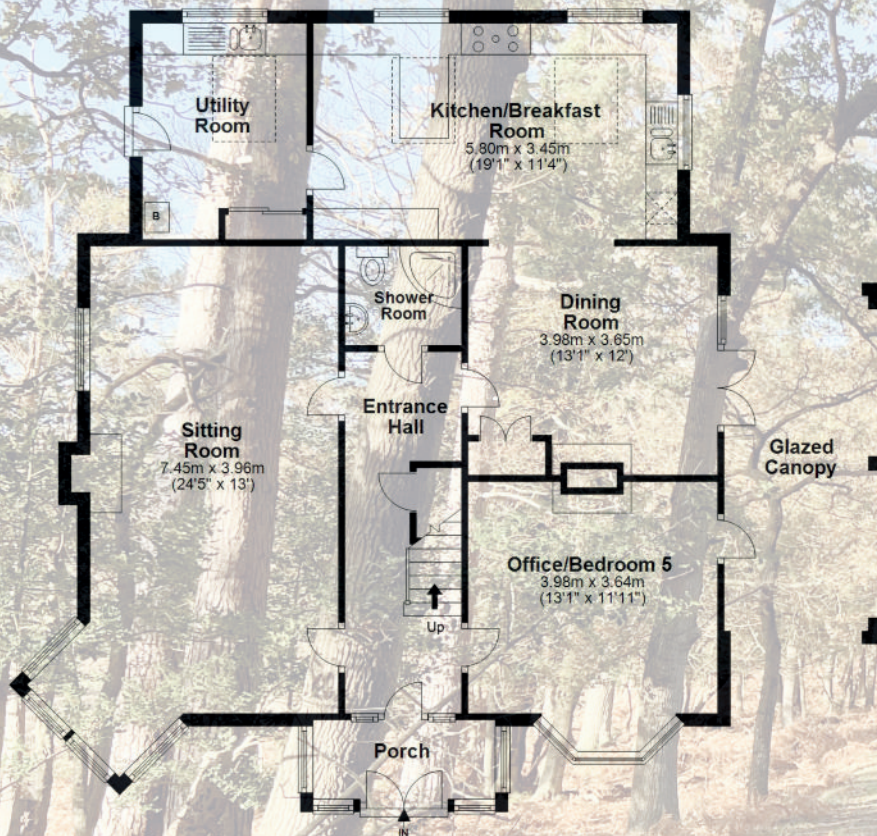
Approx Gross Internal Areas

House: 177.5 sqm / 1910.0 sqft

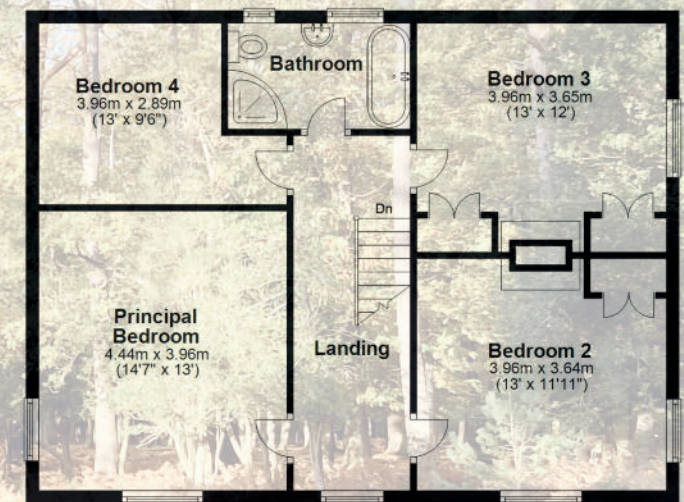
Garage (not necessarily in correct position/orientation):
33.6 sqm / 361.0 sqft

Total Approx Gross Area: 211.1 sqm / 2271.0 sqft

Ground Floor



First Floor





“

A quintessential double fronted turn of the century home set on a good size corner plot having been well maintained and extended by the current owners”

Directions

From our office in Brockenhurst turn left and at the crossroads turn right into Sway Road. Follow the road along for about half a mile where the property can be found on the corner of Woodlands Road on the left hand side.

Situation

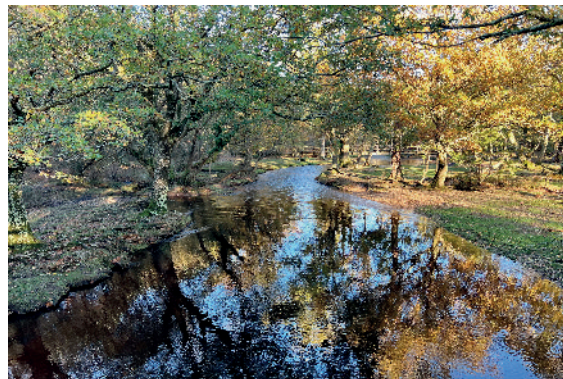
The property is conveniently situated on Sway Road, within 0.5 miles of Brockenhurst, a bustling village in the heart of the forest lying between Lyndhurst and the Georgian town of Lymington. The property sits in the heart of Brockenhurst village centre within the New Forest National Park. The village 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.

Viewing

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





“

This village in the heart of the New Forest offers everything you could want for a convenient lifestyle with the excellent array of amenities on offer.

”

Points Of Interest

Brockenhurst Train Station	1.0 miles
Brockenhurst College	1.1 miles
Brockenhurst Primary School	0.5 miles
The Pig	2.0 miles
Lymington High Street	4.6 miles
Lime Wood Hotel	6.3 miles

Additional Information

All mains services connected

Tenure: Freehold

Energy Performance Rating: D Current: 68 Potential: 80

Council Tax Band: G

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:

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com