



The Upper Ford

South Weirs, Brockenhurst, SO42 7UQ

SPENCERS
NEW FOREST





THE UPPER FORD

SOUTH WEIRS • BROCKENHURST

A wonderful opportunity to acquire a substantial country house offering accommodation extending to around 4733 sq ft and set in this highly sought after quiet location on the edge of Brockenhurst with direct forest access and adjacent to Brockenhurst Golf Course.

The property stands in beautiful level mature gardens of around 1.5 acres with the benefit of an adjoining paddock of approximately 3 acres. The property is thought to date back to the 1930's with some later additions which formerly incorporated a two bedroom annexe with a second staircase.

Summary of Accommodation

- Entrance Hall • Drawing Room • Dining Room • Garden Room • Kitchen/Breakfast Room • Family Room
- Study • Utility • Two Cloakrooms • Seven Bedrooms • Five Bathrooms • Dressing Room
- Double Garage • Outbuilding with wine cellar • Footprint to erect stables (STP)
- Adjoining 3 Acre Paddock with Direct Forest Access and bordering a small forest stream
- Outdoor Swimming Pool with Summer House • Secluded Gardens

£3,495,000



7



4



5



The Property

A driveway leads to an area of off-street parking and provides access to the garage and main entrance into the property.

Doors leads from a welcoming panelled reception hall to the principal reception rooms with the stairwell ascending to the first floor, a cloakroom is set off the hall.

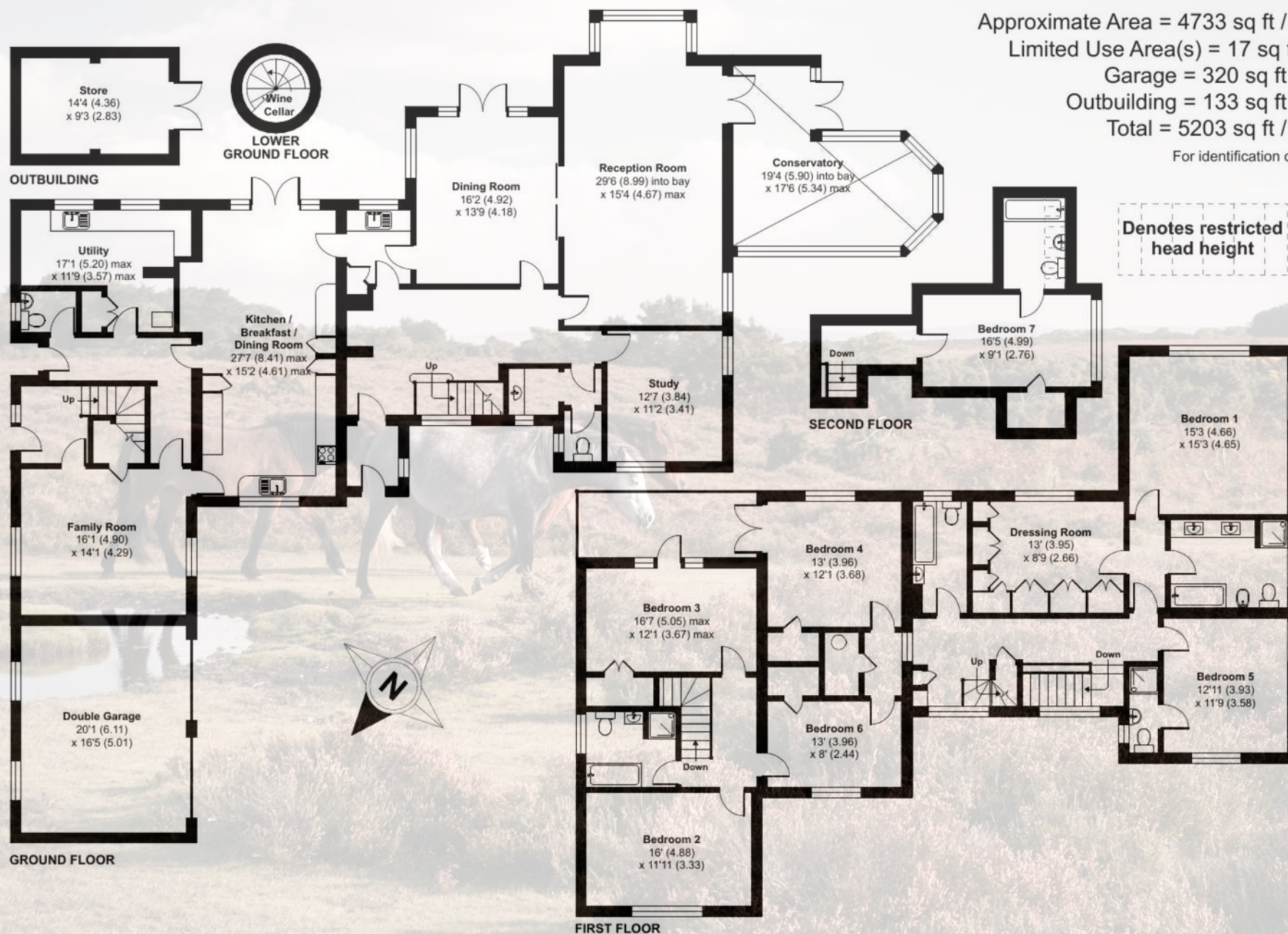
A generous dual aspect drawing room is set to one end of the property offering a delightful outlook across the gardens with large bay windows and side aspect windows. Built in cabinetry provides storage and shelving and a feature open fireplace is set centrally within the room with an ornamental surround and tiled hearth. Double sliding doors lead into the generous dining room which also benefits from aspects across the rear gardens and leads in turn into the pantry and kitchen beyond.

A generous garden room is also set off the drawing room overlooking the gardens with French doors leading out to the exterior whilst the study is set off the hallway with aspects across the front.

The family kitchen offers extensive cabinetry including a dresser and coordinating work surfaces with built in appliances include an oven, grill, microwave, ceramic hob, fridge freezer and dishwasher. Dual aspect windows overlook both the front aspect with French doors leading out to the rear terrace and gardens beyond. There is ample space to accommodate a table and chairs.

A pantry is set off the kitchen offering a further sink, preparation area and storage. To the far side of the kitchen a rear lobby leads to a generous utility room with further storage cupboards with space and plumbing for appliances and a sink unit. A further WC is set off the inner lobby. And a door leads out to the side gardens and into the family room.





Approximate Area = 4733 sq ft / 439.6 sq m

Limited Use Area(s) = 17 sq ft / 1.5 sq m

Garage = 320 sq ft / 29.7 sq m

Outbuilding = 133 sq ft / 12.3 sq m

Total = 5203 sq ft / 483.3 sq m

For identification only - Not to scale





The Property Continued...

The family room is set conveniently off the kitchen and could be utilised in many ways not least incorporated as annexed accommodation if required as this area virtually offers a self contained space with its own private entrance from the side of the property and a second flight of stairs lead from here up to the first floor and two of the bedrooms.

The first floor accommodation offers a light and airy landing providing access to the bedroom accommodation which currently offer a principal suite with dual aspect bedroom with elevated views across the gardens and paddock beyond. The suite incorporates a good size dressing room and ensuite facilities including twin sinks set into a vanity unit, separate panelled bath, shower cubicle and WC.

Two further bedrooms are set off the main landing complimented by a family bathroom. Bedroom four is of note and has access to a lovely balcony which makes for a superb seating area. Bedroom five also benefits from an ensuite.

A further two double bedrooms can be accessed either via bedroom 6 or from the back staircase, both supported by a further bathroom with bedroom 3 also having access to the balcony area.

An additional flight of stairs leads from the main landing area to a second floor which provides access to a loft bedroom which benefits from its own bathroom facilities and making seven bedrooms in total.









South Weirs

SOUTH WEIRS

Pear Tree Cottage

Pond

Drain

Drain

The Upper Ford

Laurel Cottage

Cattle Grid

Worthys Farmhouse

FB

FB

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FB

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0m 20m 40m

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Equestrian Facilities

A superb three acre paddock is set immediately abutting the rear garden which benefits from access set off South Weirs with direct forest access for ease of riding out. The paddock used to have stabling but which has subsequently been dismantled but we understand you should be able to resurrect these using the same footprint, subject to planning.





Grounds & Gardens

The grounds which extend to approx. 1.5 acres are of particular note wrapping around the property and providing privacy and seclusion in this most desirable location. Predominantly laid to lawn interspersed with mature shrubs including azaleas and rhododendrons, ornamental trees and planting with a small area of woodland set to the front. The gardens offers a selection of outbuildings including a double garage and brick built store which incorporates a spiral Wine Cellar. A further Timber Chalet houses the pool pump equipment and supports the outdoor swimming pool which makes an ideal area for entertaining.

A gate from the garden leads to the rear of Brokenhurst Golf Course and a further gate leads to the paddock.

The Situation

The property is situated in a prime position on the western periphery the village of Brokenhurst in an exclusive area known as South Weirs. The open forest sits directly in front of the property providing many miles of countryside for walking and riding. The nearby Brokenhurst village centre is easily accessible offering a mainline station with direct access to London Waterloo (approximately 90 minutes) and an extensive range of local shops and restaurants.

About 4 miles south is the Georgian market town of Lymington with its extensive yachting facilities, a ferry service to Yarmouth, Isle of Wight and a Saturday market. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 for access to London.





Directions

From our office in Brookley Road turn right and proceed to the end of Brookley Road, passing over the Watersplash. At the end of the road, turn left onto the Burley Road. Follow the road for approximately one mile before taking the final left hand turn at the South Weirs sign onto the forest track. Proceed along the track and as the road bears to the right, the property can be found on the left hand side.

Additional Information

Tenure: Freehold

Council Tax Band: H

Energy Performance Rating: F Current: 38 Potential: 64

Services: Mains electricity, water and drainage

Heating: Oil

Property construction: Standard construction

Conservation Area: The Weirs

Flood Risk: Very low

Standard broadband with speeds of up to 12 Mbps is available at the property (Ofcom)

Agents Note

The property has forest rights of common pasture, pannage and turbary.



This leafy village on the southern edge of the New Forest has everything you could want for family life in the Forest



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.



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

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