



Oaklands

*Brook, Lyndhurst, SO43 7HD*

SPENCERS  
ROMSEY





# OAKLANDS

## BROOK • LYNDHURST • NEW FOREST

*Oaklands is a superb example of a traditional New Forest home, thought to have been built around 1920. This beautifully maintained property offers thoughtfully arranged accommodation, perfectly positioned to make the most of the exceptional and far-reaching southerly views over the gardens, lake, and paddock.*

### Ground Floor

Entrance Hallway, Sitting Room, Dining Room, Study, Orangery, Utility Room, Cloakroom

### First Floor

Principal Bedroom with Dressing Area and En-Suite Bathroom, Two Additional Bedrooms, Family Bathroom

### Annexe

Sitting Room, Bedroom, Bathroom

### Outside

Double Garage, Two Car Ports, Barn, Gardens and Grounds Totalling Approximately 4.5 Acres

**£1,495,000**



4



3



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## The Property

A pretty entrance porch with a tiled roof, oak columns and a bespoke oak front door opens into the lobby and hallway, featuring engineered oak flooring, underfloor heating, and a staircase to the first floor.

Set off the hallway, the comfortable sitting room, enjoys a bright double aspect, enhanced by a brick fireplace with an oak mantel and an enamelled wood-burning stove with stainless steel flue.

The impressive kitchen/dining room is a charming double-aspect space with exposed timber beams and tiled flooring. The kitchen is fitted with a range of bespoke, freestanding units made in Ash with Cherry wood tops, with complimenting island unit and features a classic green Aga, a porcelain double Butler's sink, a freestanding oven, and a dishwasher, while the dining area features a traditional cast iron fireplace with a pine surround. From here, a door leads to the utility room, which is fitted with built-in cupboards, solid wood worksurfaces, a washing machine, water softener, and an oil boiler for central heating and hot water. Adjacent to the utility room is the larder, providing a convenient walk-in storage space.



The stunning orangery, set on the south elevation of the house is a beautiful hardwood timber-framed addition, featuring a glazed roof, brick corner pillars, and tiled flooring with underfloor heating. French doors open out to the garden, creating a seamless indoor-outdoor flow and a truly wonderfully warm space to enjoy the magnificent views across the grounds and beyond.





## The Property Continued...

The ground floor layout is completed by a cloakroom and a study/office providing a quiet workspace, with underfloor heating for added comfort.

The first floor features a landing area linking three double bedrooms, family bathroom and the principal suite.

The principal bedroom is a bright, double-aspect space enjoying far-reaching views, as well as built-in storage, underfloor heating, an adjoining dressing area with additional storage and an en-suite bathroom with underfloor heating.

Bedroom two and bedroom three both enjoy elevated forest views and feature cast iron Victorian-style fireplaces. These two rooms are complimented by the main family bathroom comprising a panelled bath with a shower and screen and underfloor heating.

Additional storage is provided by a linen cupboard housing a Megaflo direct pressure hot-water cylinder system, while a loft hatch offers access to a fully boarded loft area.



## Property Video

Point your camera at the QR code below to view our professionally produced video.













# Oaklands, Brook, Lyndhurst, SO43

Approximate Area = 1726 sq ft / 160.3 sq m (excludes carport)

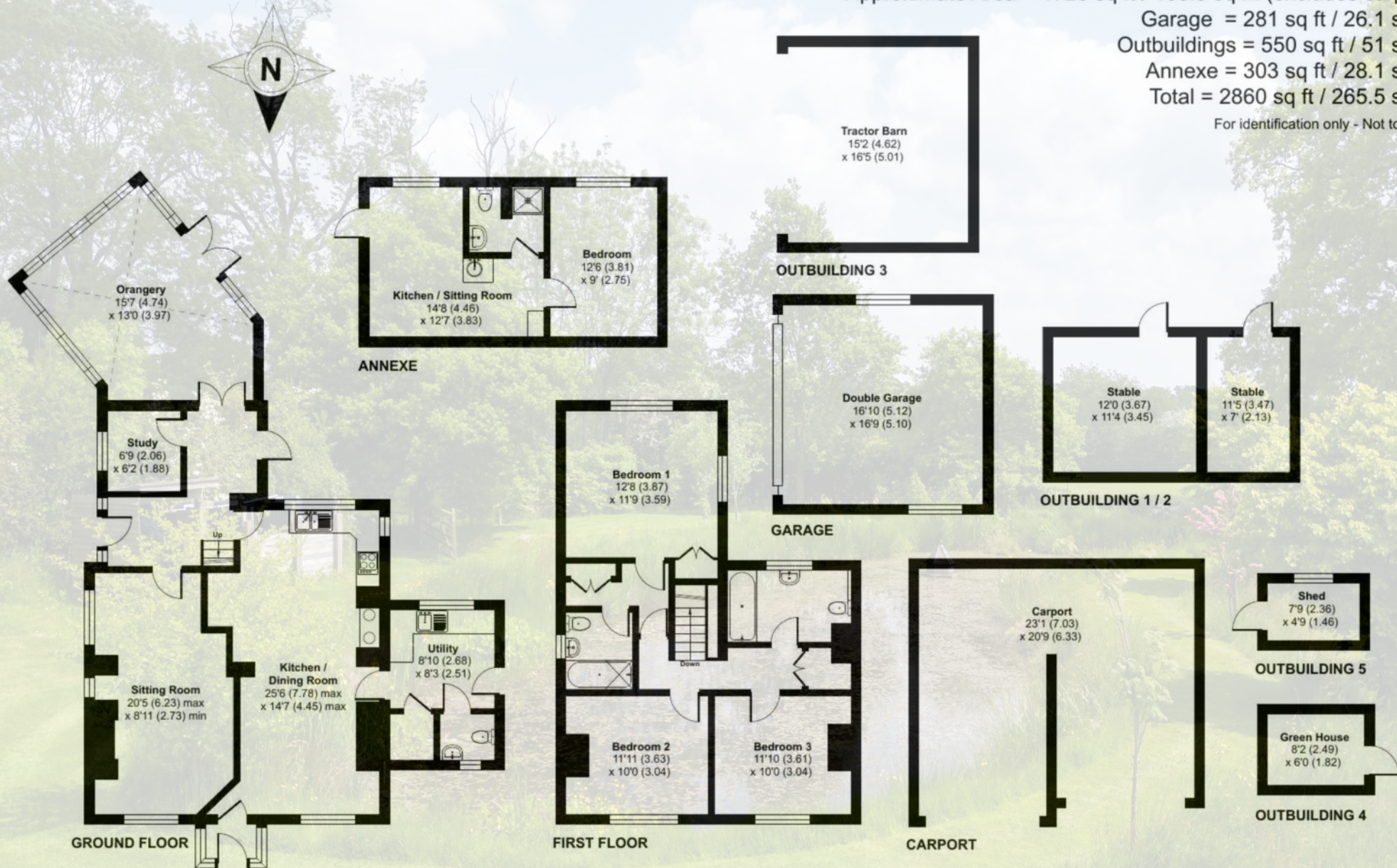
Garage = 281 sq ft / 26.1 sq m

Outbuildings = 550 sq ft / 51 sq m

Annexe = 303 sq ft / 28.1 sq m

Total = 2860 sq ft / 265.5 sq m

For identification only - Not to scale







## Annexe

The detached annexe is positioned adjacent to the property with south-facing windows that overlook the garden and paddock. The annexe accommodation comprises a sitting room/occasional bedroom, a kitchenette, a separate bedroom and a bathroom.

This excellent space was completely rebuilt internally in 2009 and is well-insulated, benefitting from a Megaflow direct pressure hot water system.







## Grounds & Gardens

The property is accessed via a five-bar gate leading to a sweeping gravel driveway, a large parking area, and two car ports with security lighting. Adjacent are two re-roofed stable boxes with power, offering potential for conversion into a home office or ancillary accommodation (subject to planning consent).

To the east, a charming orchard with fruit and specimen trees surrounds an old well, which supplies water to a nearby vegetable patch. The beautifully maintained gardens extend to the side and rear (south).

A tiled path leads to the front door, flanked by rose and lavender beds. To the south, a raised alpine bed, terraced seating areas, a brick fishpond, and a lawn offer stunning paddock views.

To the west, double gates provide secondary access to a gravel back yard, leading to the double garage and tractor barn with security lighting. A greenhouse and garden shed sit along the boundary.

A clay-lined lake, created in 2011, is fed by stormwater and encircled by a grass path, providing an attractive scenic feature and ecological retreat for wildlife.











## Situation

The property is set in an elevated position, on a quiet country lane within the New Forest National Park village of Brook, forming part of the Bramshaw parish.

Bramshaw is one of the most attractive New Forest villages, providing an excellent range of facilities, including a village hall, church, village shop, two country public houses, a hotel, restaurants, and the renowned Bramshaw Golf Club with two 18-hole courses.

The New Forest offers thousands of acres of unspoilt moors, heath and woodland for those with walking and equestrian pursuits. For those with interests in yachting Hamble, Lymington and Poole are all within easy driving distance.

## Additional Information

Energy Performance Rating: E Current: 53 Potential: 74

Council Tax Band: F

Local Authority: New Forest District Council

Tenure: Freehold

Heating: Oil Fired Central Heating

Services: Mains Water And Electricity

Drainage: Private Drainage

Conservation Area: Forest Central North

Broadband: 80Mbps Broadband speeds available at the property.

Mobile signal/coverage: No known issues, buyer to check with their provider

## Important Information

Spencers property 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 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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