



**Greenholm** *North Weirs, Brockenhurst, SO42 7QA*

**SPENCERS**  
NEW FOREST









# GREENHOLM

NORTH WEIRS • BROCKENHURST

*A rare opportunity of a forest fronting four/five bedroom detached house built in 1991 and extended in 2015. The property is situated in a superb position on a quiet and much sought after forest track within close proximity of the village amenities and train station.*

*The property benefits from spacious living areas, an integral large garage and delightful south facing garden.*

£1,595,000



4



3



3







## The Property

The spacious reception hallway is where the solid oak staircase rises to the first floor and to the part galleried landing.

Oak doors are fitted throughout the house and oak flooring runs from the hall into the main reception room. This delightful room is accessed through double doors and has a brick fireplace fitted with a log burner. Full length windows flood the room with light from the east and southern aspects.

Adjacent to the sitting room is a dining room with glazed doors to the east facing terrace. The kitchen/breakfast/family room, currently used as a ground floor bedroom, is a lovely welcoming area with the kitchen separated by a large breakfast peninsular. There is ample storage provision with kitchen units incorporating a larder cupboard, large drawers and corner storage, integrated fridge/freezer, dishwasher and bin store. Appliances also include an eye level fan oven and grill with combination microwave above and a separate induction hob with extractor hood. The seating area is set around an electric feature fireplace with large windows overlooking the front and forest.

Adjacent to the kitchen is an extremely spacious and well equipped utility room with additional oven, sink and hob. and wet room, ideal for washing dogs (or children!) returning from the forest.

There is also a cloakroom and storage cupboard. Finally completing the ground floor is the integral garage with electric door.

The first floor landing is wonderful with ample space for a study and reading area and above is a gallery with oak doors to the large loft space which is fully boarded and would convert to various uses, if required.

The principal bedroom suite is very spacious with a separate dressing room and large en suite bathroom having a bath and separate shower cubicle. The guest suite has an adjacent en suite shower room and there are two further double bedrooms each served by the large family shower room.



# Floor Plan

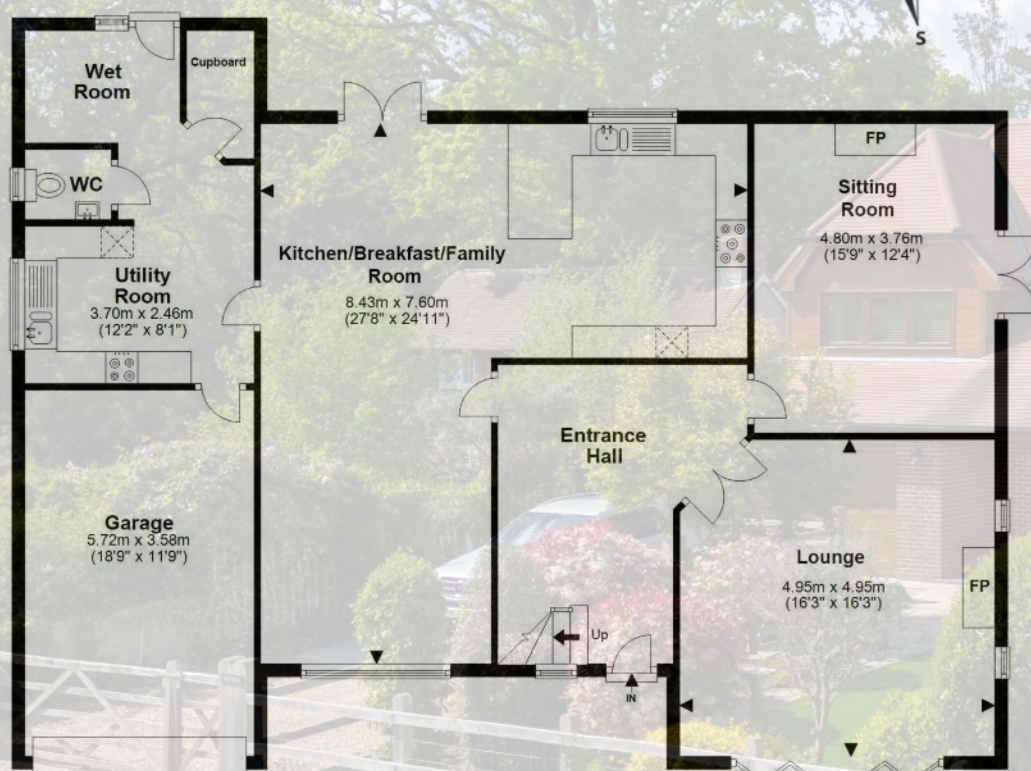
## Approx Gross Internal Areas

Ground Floor: 141.6 sqm / 1524.0 sqft

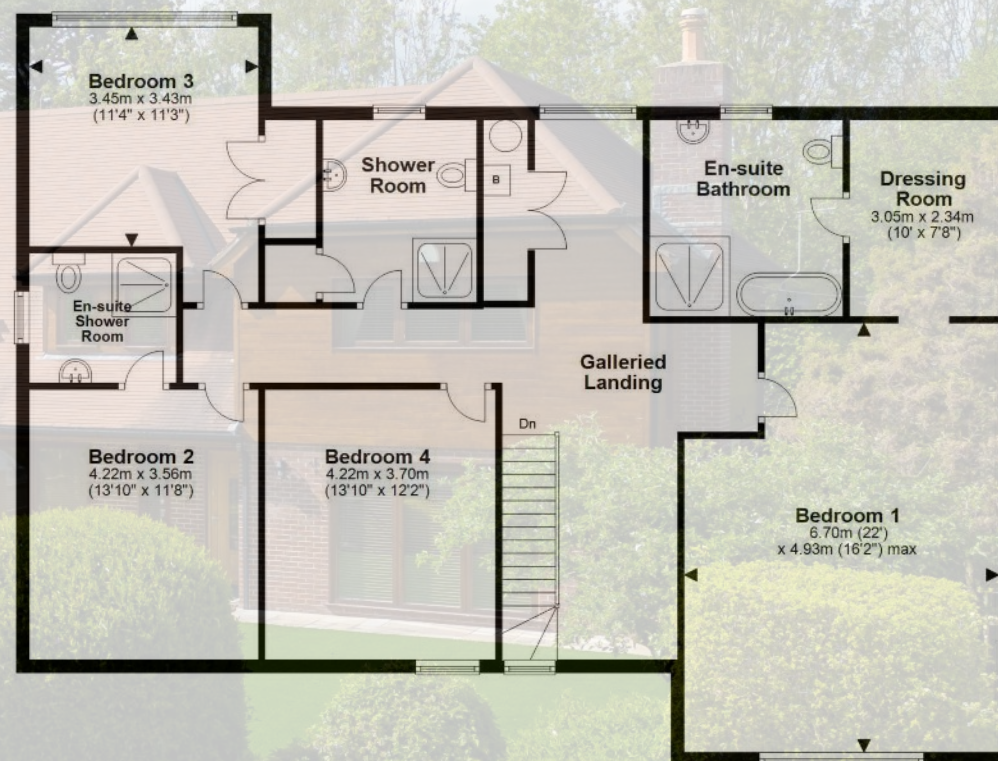
First Floor: 138.2 sqm / 1487.0 sqft

**Total Approx Gross Area: 279.7 sqm / 3011.0 sqft**

Ground Floor



First Floor











## Grounds and Gardens

The property is approached from the forest track via a five bar gate and side pedestrian gates to a brick paved driveway leading to the integral double garage with an up and over door.

The south facing front garden has been well landscaped and provides a delightfully stocked with a colourful variety of shrub and flower borders and a lawn area. To the side of the property is a large, secluded sun terrace with raised beds that continue to a rear garden providing an attractive backdrop.

## Services

Mains electric, water, gas and drainage.

Energy Performance Rating: B Current: 81 Potential: 85

Tenure: Freehold

## Directions

From our office in Brookley Road turn left and proceed over the Watersplash turning left on to the Burley Road. After passing all turnings on the right hand side there is a track to your right on the edge of the open forest. Turn onto the track and continue for approximately 200 yards and the property can be found on the right hand side.

## 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](mailto:brockenhurst@spencersnewforest.com)

[www.spencersnewforest.com](http://www.spencersnewforest.com)