



**Brookley Farmhouse**

*Sway Road, Brockenhurst, SO42 7RX*

**SPENCERS**  
NEW FOREST





# BROOKLEY FARMHOUSE

## SWAY ROAD • BROCKENHURST

*A charming, Grade II Listed, detached four bedroom home built circa 1790. It stands within the centre of Brockenhurst village and enjoys a wealth of original features and direct forest access.*

*This warm and welcoming family home comprises a fine reception hall, downstairs family bathroom, drawing room, library room, kitchen, dining room, garden room, four double bedrooms (one with en-suite), and a second family bathroom. There is a sunny enclosed garden, garage and ample off road parking.*

£1,250,000



4



4



3





## The Property

The property is generally accessed via the rear entrance door which leads into a generously sized boot room, providing a useful space for coats, boots, etc. From here, access is granted to a three piece family bathroom and an original wooden door leads into the cosy, welcoming dining room with beamed ceiling, feature fireplace and wood burner.

The dining room flows into the kitchen which benefits from extra light courtesy of a skylight and there is a range of rustic-style base and wall cupboards providing storage. There is space for a fridge and freezer, washer/dryer and dishwasher. There is a range oven with gas hob and extractor fan set over and sink unit.

The drawing room has a feeling of grandeur with feature fireplace with gas fire, wooden flooring and high ceilings with elaborate cornicing. Double doors lead to the garden room with flagstone flooring and double doors leading out to the attractive garden.

The library has an impressive feature open fireplace, beamed high ceilings and original wooden flooring.

To the upstairs there are four double bedrooms, one of which benefits from a three piece en-suite with bath. There is also a full family bathroom with three piece white suite.







Approximate Area = 2053 sq ft / 190.7 sq m (excludes void)

Garage = 224 sq ft / 20.8 sq m

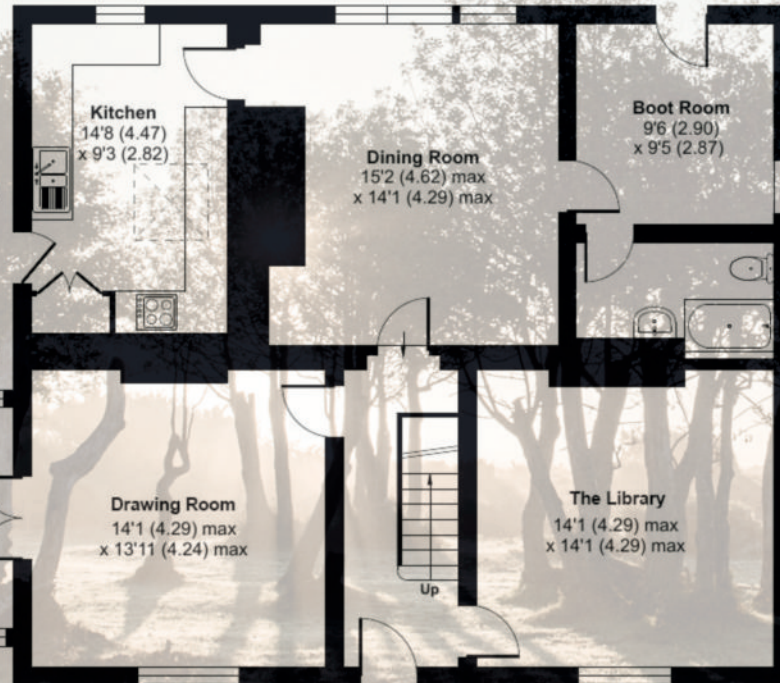
Outbuildings = 158 sq ft / 14.6 sq m

Total = 2435 sq ft / 226.1 sq m

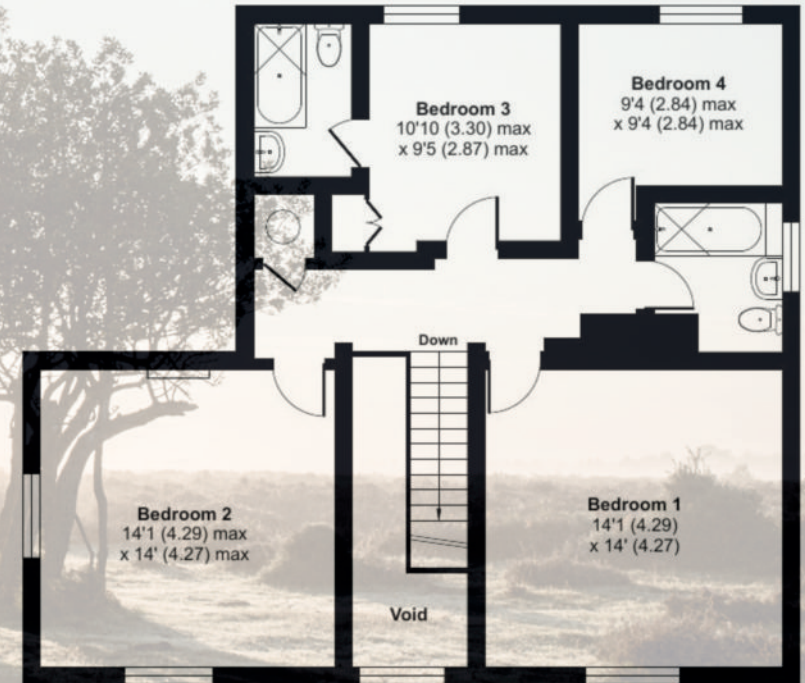
For identification only - Not to scale



**GARAGE**



**GROUND FLOOR**



**FIRST FLOOR**











## Grounds & Gardens

The main entrance to this classic double fronted farm house is set off Sway Road across a small green leading up to the front boundary edged with attractive estate railings with a central path leading to the main entrance. The front garden is mainly laid to lawn. A side gate leads around to a detached brick built garage under slate elevations with an area in front providing off street parking for 2-3 cars.

The main garden is set on the westerly side of the house and is enclosed and deceptively secluded. The garden benefits from a centrally laid lawn with a mix of hedging and lapwood fencing to the boundaries and a path leads up to the far end. There is a superb outbuilding providing good storage or work shop facilities. There is further scope to create additional parking at the far end of the garden if required. Gated access is available to either side of the property.

## Directions

From our office in Brookley Road, turn left and proceed along to the first cross roads. Turn right into Sway Road and Brookley Farmhouse can be found just past Brockenhurst Primary School on the right hand side. Access is via the gravel track in front of the school and parking is to the side of the farmhouse.

## 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 of 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.





## Additional Information

Tenure: Freehold  
Council Tax Band: G  
Grade II Listed

Mains electricity, gas, water and drainage.  
Gas Central Heating

Property construction: Clay tiles on (mainly) 13 inch solid brick

Broadband: ADSL Copper-based phone landline  
Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)

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

The property is affected by a Tree Preservation Order (TPO)

Forest Rights of Pasture, Marl, Fuelwood, Turbary, Pannage

## Situation

The property is located in the centre of the village within easy walking distance of all amenities including the mainline station with direct train link to London Waterloo, local primary school and a good community of shops, restaurants, pubs and many local hotels with health & spa membership.

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



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

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## 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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