



**Bridge End** Sway Road, Brockenhurst, SO42 7SG

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## BRIDGE END

SWAY ROAD • BROCKENHURST

*Built in 2002 this spacious four bedroom detached family home is tucked away within a generous plot approaching 2/3 acre, with a large detached art studio/annexe and two timber workshops. The current owners have recently undertaken remedial works and the property is presented in excellent order throughout with the benefit of a newly fitted kitchen, a new waste treatment plant, some newly laid carpets, a detached studio/ancillary accommodation, tertiary glazed windows and ample off street parking. The garden is a real feature of the property providing privacy and interest.*

£900,000



4



3



3





## The Property

The entrance porch has storage for boots and coats and leads into the hallway where the stairs rise to the first floor. Beautiful oak doors and triple glazed windows are fitted throughout the house. There is a newly fitted cloakroom in the hallway. The large sitting room is a delightful room with bay windows and a stone fireplace housing a neat and effective gas fire. French doors lead into the garden. Glazed double oak doors open from the sitting room into the family snug and TV room, allowing for an open plan arrangement for spacious daily living and for entertaining.

The kitchen/dining room has been refitted to a high specification with light storage units having quartz work surfaces over and integral appliances include a dishwasher, Siemens fan oven, combination oven/microwave and induction hob with extractor above. The room is open to the glass roofed conservatory where the dining area is located and doors lead to the garden.

There is a utility room off the kitchen with ample storage and a sink, washing machine and freezer. The boiler was renewed in 2021 and is located in the utility room. Two doors lead from the kitchen/dining area and the utility room into the beautiful back garden and sitting area. Also downstairs is a generous sized study that could equally serve as a fifth bedroom if necessary.

The first floor comprises the principal bedroom suite with delightful garden views, fitted wardrobes and a tiled en suite shower room. There are three further bedrooms, two of which have fitted wardrobes and all are served by the family shower room with large walk-in cubicle, fitted vanity unit and storage cupboards, all refitted in 2022.

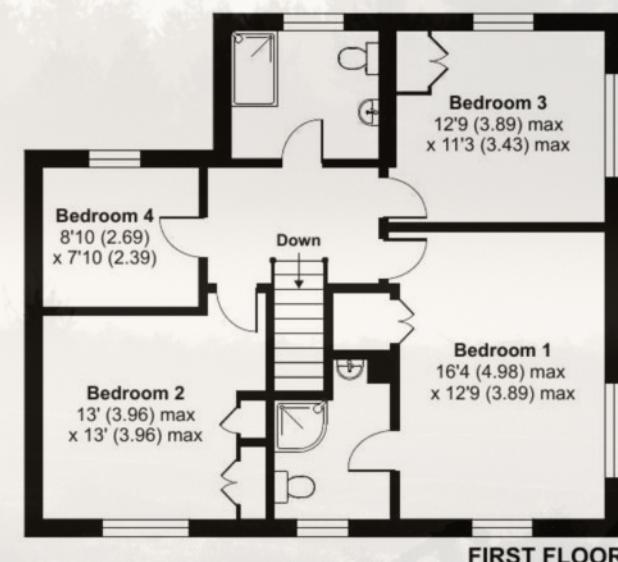
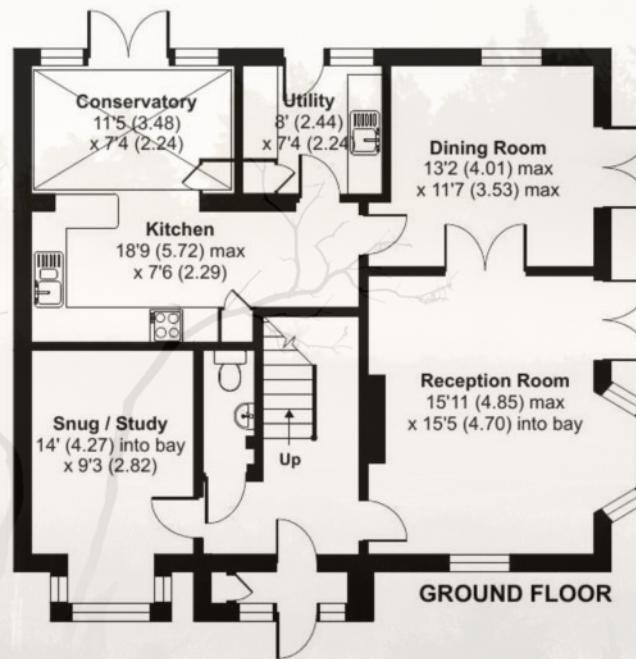
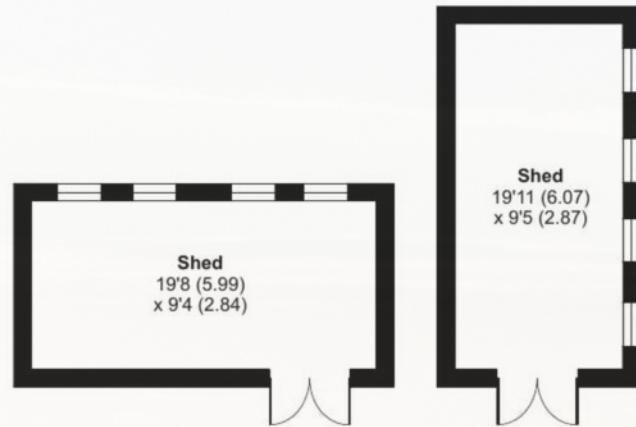
# Sway Road, Brockenhurst, SO42

Approximate Area = 1776 sq ft / 165 sq m

Outbuilding(s) = 702 sq ft / 65.2 sq m

Total = 2478 sq ft / 230.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2024.  
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## Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: D Current: 59 Potential: 67

Property Construction: Standard Construction

Parking: Private Driveway

Services: Mains gas, electric, water

Drainage: Treatment plant

Heating: Gas central heating

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

Broadband: FFTP- Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)



## Grounds and Gardens

A feature of note are the stunning grounds extending to some 2/3 acre wrapping around the house to two sides and solely created by the current owners. Offering complete seclusion with mixed boundaries of mature trees and shrubs, yet allowing ample light into the area which is both east and south facing.

A long gravel driveway leads to ample parking in front of the former double garage, now the art studio. There is provision to store a boat or camper if needed. A large patio area for alfresco dining is accessed from the kitchen and dining conservatory and mature Acer trees provide dappled shade over the garden dining furniture. Climbing roses and mature perennial beds have been planted to allow meandering pathways around the lawn and to another dining area. There are two large wooden storage sheds and two poly tunnels.

The Art Studio, formerly the detached double garage has been insulated and has light, heating, power and a cloakroom. The studio is spacious and light and could be utilised as ancillary accommodation, subject to the necessary consents.





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

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