



**Five Oaks**

*Sway Road, Brockenhurst, SO42 7RX*

**SPENCERS**  
NEW FOREST









## FIVE OAKS

SWAY ROAD • BROCKENHURST

*A classic double fronted period property with painted brick elevations set under a slate tiled roof with elegant proportions befitting the era and offering generous accommodation with high ceilings with many rooms benefitting from dual aspects making this a very light and airy home. The property has been extended and refurbished in recent times and offers accommodation in excess of 2350 sq ft.*

*The property is set within mature grounds and gardens approaching just over a third of an acre, with ample off street parking, a detached garage to the rear and further benefits including an array of solar panels to offset the energy consumption.*

£1,550,000



5



4



3





## The Property

Thought to have been built circa 1890, with later extensions in the late 1990's, the property is now available for the first time in 27 years and offers generous proportions and is set conveniently within the village of Brockenhurst. The approach from Sway Road leads onto a large expanse of driveway offering off street parking and access to both sides of the property and to the detached garage at the rear.

A recessed porch provides access into the main elegant hallway with attractive herringbone wooden flooring, ornate coving, doors to the ground floor accommodation, with panelled stairs leading up to the first floor.

A generous sitting room is set to the right hand side which offers dual aspects with a large box bay window with front aspects and plantation shutters. A feature fireplace with grate, granite hearth and marble surround provides a focal point of the room. A door leads through to an original garden room set to the side of the house with windows to the surrounds, glazed roofing and quarry tiled flooring with doors leading out from here to the garden.

The cosy drawing room is set across the hallway with wood burner inset with tiled hearth and large windows overlooking the front, again with plantation shutters and wooden flooring. This room could be used as a formal dining alternatively.

A large utility room is set at the rear of the hall making a good boot room with space and plumbing for appliances, storage cupboards with wooden worksurfaces and inset butler sink, a wall mounted gas boiler and door leading out to the rear garden. A WC is set off this area.

The triple aspect family kitchen/breakfast room is set at the rear of the property with an attractive maple in-frame kitchen with complimentary granite worksurfaces and upstands with inset ceramic double sink unit. The kitchen offers extensive storage units set to base and eye level, with pan drawers, open plate racks and complimented with a peninsular island. Appliances include an integrated dishwasher, fridge freezer, double oven with induction hob. There is space for table and chairs at one side with side aspects windows and a door leads into a modern conservatory with a glazed roof, quarry tiled floor and doors leading out to the garden, making another lovely seating area overlooking the garden.











## The Property Continued...

The first floor landing provides access to the five bedrooms and loft, with a skylight affording light and wooden Amtico style flooring.

The dual aspect principal bedroom is set at the front of the property with the benefit of a walk in dressing room and generous ensuite which offers a double ended tiled bath, wash hand basin and WC with tiled walls and floor.

Bedroom five is set adjacent to this room and is currently used as a study with wooden flooring and shelving. A further double bedroom is set across the hallway with front aspect and plantation shutters. The second guest bedroom is set at the rear of the house with ensuite shower room which offers a walk-in double shower cubicle with wash hand basin and WC.

Bedroom four is again a generous double bedroom with rear aspects across the gardens.

The family bathroom is a good size with dual aspects and offers both a walk in shower cubicle and inset bath with tiled surrounds, a wash hand basin and a WC completes the suite.

## Grounds & Gardens

The grounds are a real feature of the property which is set back from the road and screened with mature hedging and trees.

A fivebar gate provides access onto the gravelled drive for off street parking, with planted flower beds and shrubs to the boundaries.

Originally with five oak trees around the periphery, the garden now offers private southerly aspects to the rear, predominantly laid to lawn with flower beds, fruit trees, with a wooden pergola demarking the garden with climbing roses and wisteria. A rear section of garden offers a composting area and a detached large garage is set at the far rear of the garden providing for storage.



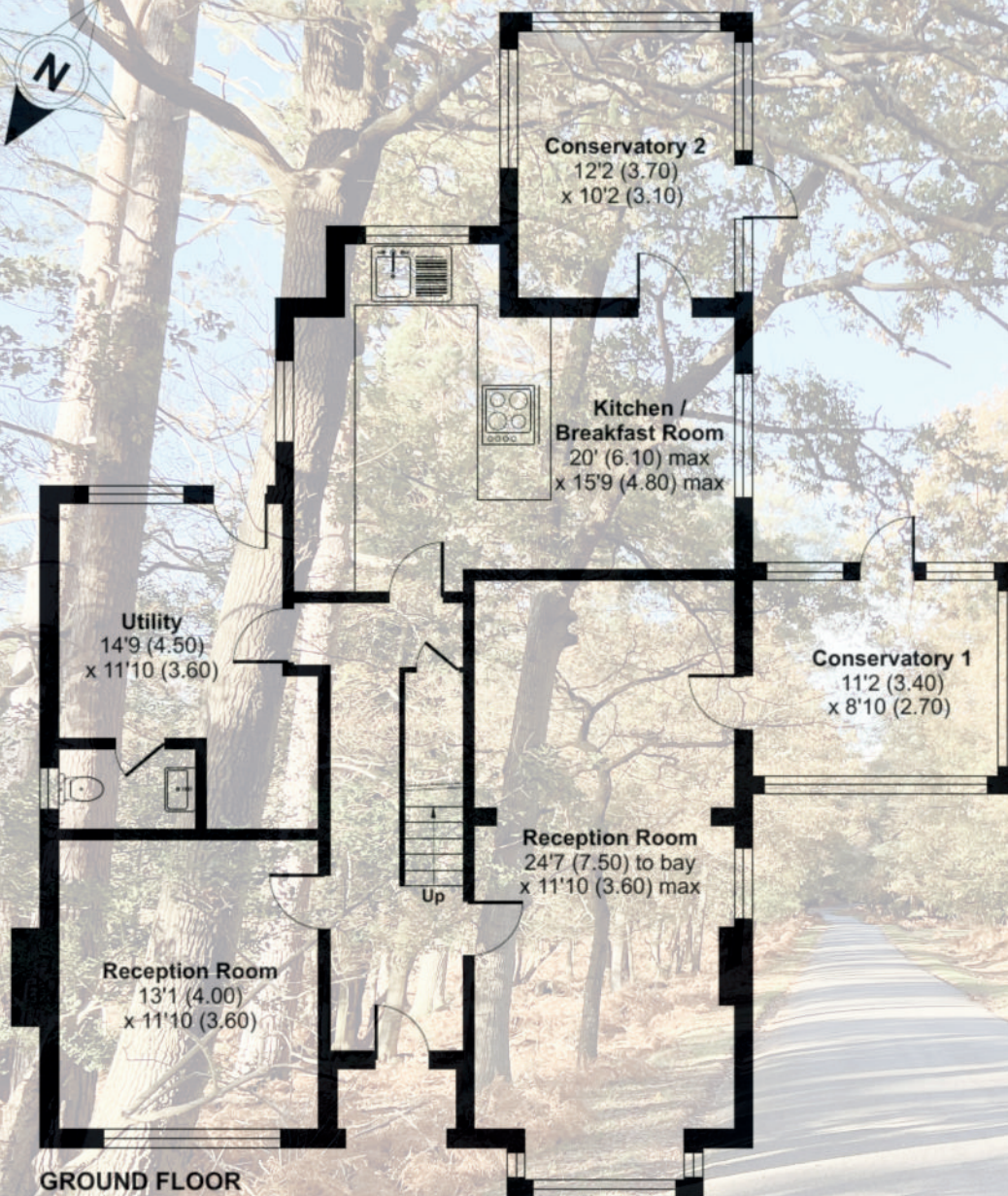




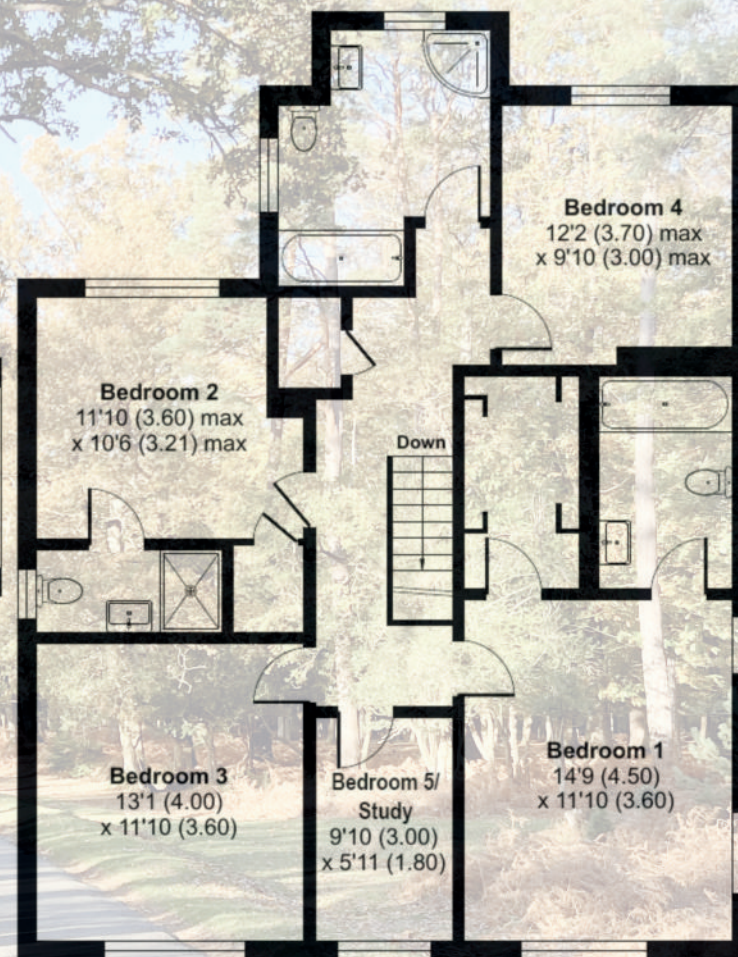


Approximate Area = 2354 sq ft / 218.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.  
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## Agents Note

The property has a bank of solar PV panels (3.3 KW) which we understand generates in the region of 3000 KWh and around £2000 from the feed in tariff per annum. A 6 KWh battery assists with electricity storage and utilisation.

Two Worcester Bosch direct solar hot water generating panels are installed to heat the hot water as a separate system reducing gas consumption requirements.

The systems were installed around 12 years ago.

## Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: B Current: 81 Potential: 83

Mains gas, electric, water and drainage

Property construction: Brick elevations under a tiled slate roof

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

## Directions

From our office in Brockenhurst turn left and at the crossroads turn right into Sway Road. Follow the road along for about half a mile where the property can be found on the left hand side.









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*This village in the heart of the New Forest offers everything you could want for a convenient lifestyle with the excellent array of amenities on offer.*

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## Situation

The property is conveniently situated on Sway Road, within 0.5 miles of Brockenhurst, a bustling village in the heart of the forest lying between Lyndhurst and the Georgian town of Lymington. The property sits in the heart of Brockenhurst village centre within the New Forest National Park. The village offers a mainline railway station with direct links to London Waterloo in approximately 90 minutes and a good local community of shops and restaurants.

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

## 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:

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