



Mulberry House

Sway Road, Brockenhurst, SO42 7SG

SPENCERS
NEW FOREST





MULBERRY HOUSE

SWAY ROAD • BROCKENHURST • NEW FOREST

A substantial and newly refurbished family house with four reception rooms, six bedrooms including three suites, a large bright kitchen open to a vaulted sun room and lovely westerly facing garden leading to a 1.35 acre paddock with stable block. Ample parking to the front and integral double garage.

Situated within easy walking and riding distance of the open forest and the amenities of the village.

Energy Efficiency Rating: C

£2,250,000



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The Property

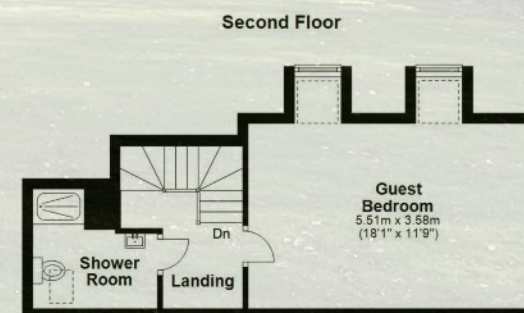
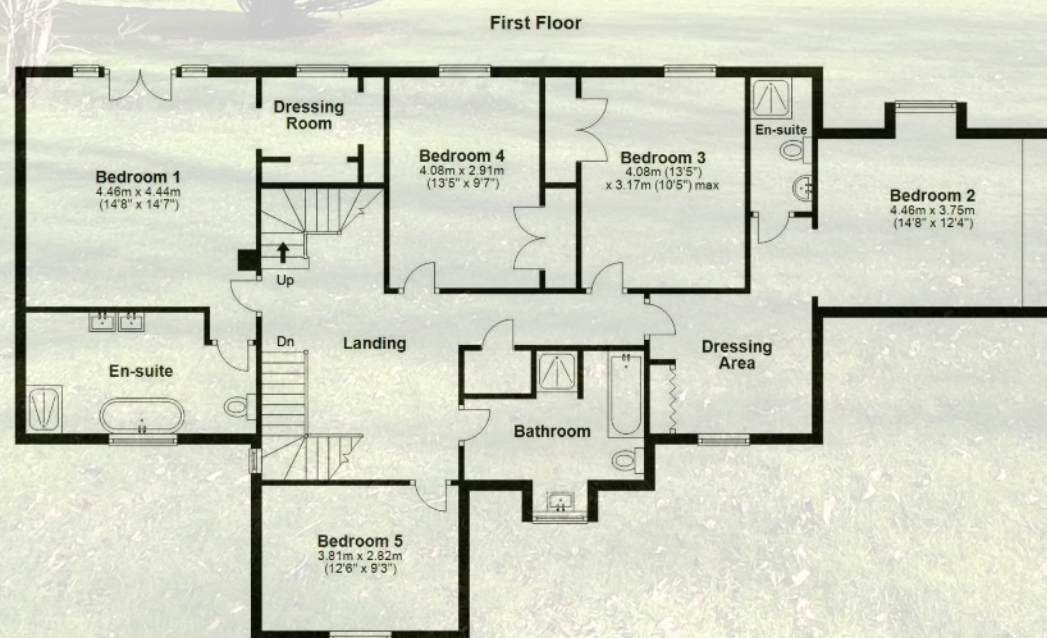
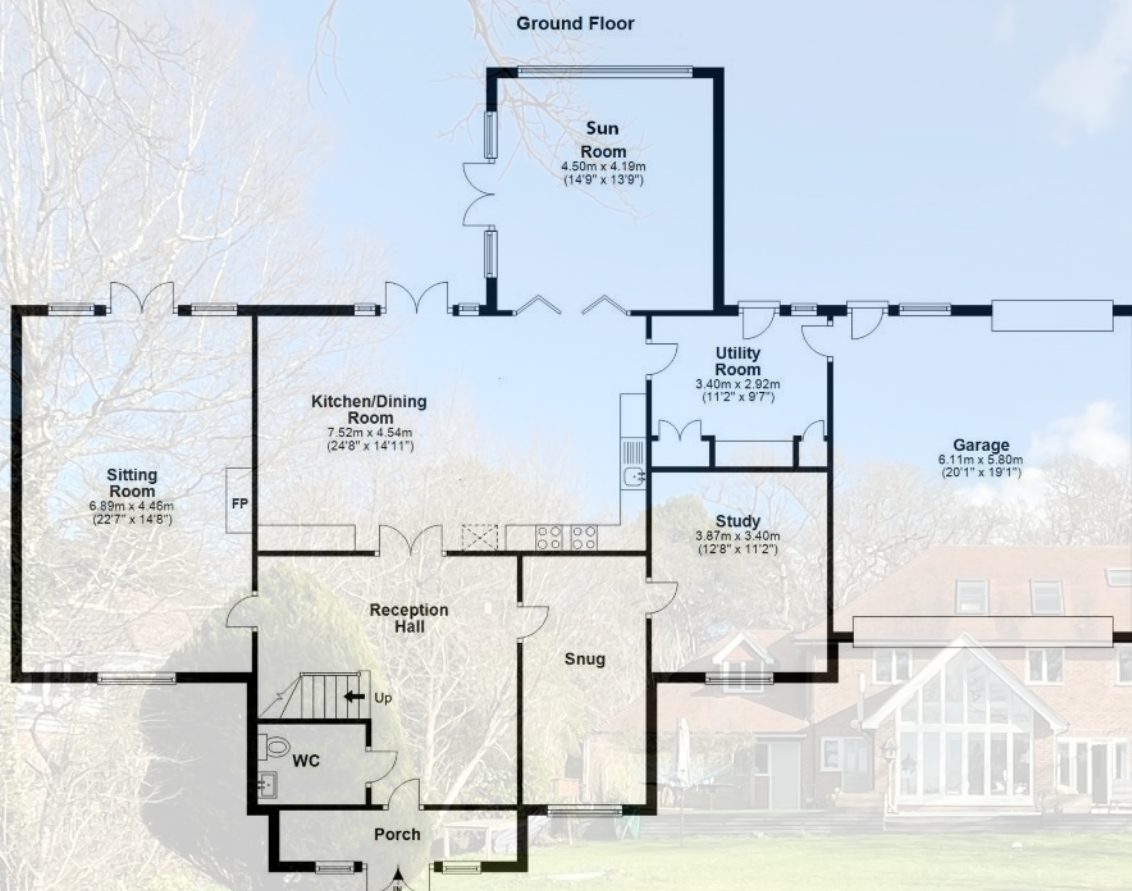
The entrance hall is a light welcoming area with a ceramic tiled floor and attractive glazed panel staircase leading to the first and second floors. The spacious main sitting room has one wall of bi-folding glazed doors to the west facing terrace and garden, an east facing window and an open fireplace. There is a family snug/library which leads in turn to the study.

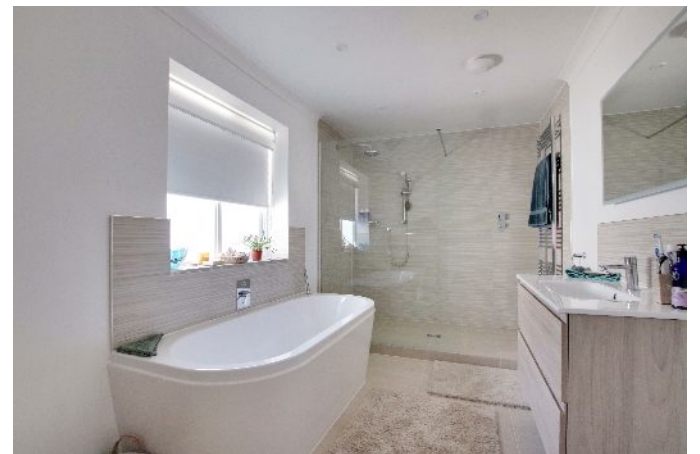
The magnificent kitchen is newly fitted with ample storage provision and white granite work surfaces and a range of integral appliances. There are glazed bi-folding doors leading out to the rear garden and the kitchen opens into a stunning vaulted sun room with free standing log burning stove, south facing glazed doors and one wall of vaulted glazing to the gable end enjoying extensive views over the paddock and farmland. From the kitchen, there is a large utility room and access to the integral double garage.

The spacious first floor landing has two velux units flooding the whole area with light and a further glazed turning staircase to the second floor guest suite. The first floor accommodation comprises the principal bedroom suite with dressing room and ensuite bathroom with a very large walk-in shower. A feature of this delightful bedroom is the juliet balcony with glazed double doors enjoying the lovely rear views. The second bedroom suite has a vaulted ceiling, dressing area and ensuite shower room. There are three further double bedrooms served by the family bathroom with separate bath and shower.

Floor Plan

**Approx Gross Internal Area
(incl. garage):
361.7 sqm / 3893.3 sqft**









Grounds & Gardens

High wooden entrance gates and a cattle grid lead to a large shingle driveway with ample parking in front of the integral double garage with electric up and over door. The large rear garden has a westerly aspect with delightful views over the paddock and adjacent fields. There is an extensive stone terrace adjacent to the rear of the property, ideal for outdoor entertaining.

A gate at the end of the garden leads to the 1.35 acre paddock and a stable block comprising two stables, a tack room and area of hard standing. Separate vehicular access leads off Sway Road.

Agents Note

The property enjoys Commoners Rights which means that livestock can graze within the cattle grids of the New Forest National Park. Livestock includes ponies, cattle and donkeys.





The Situation

The property is 0.5 miles from the heart of this popular bustling village in the heart of the new forest between Lyndhurst and the Georgian town of Lymington. The village has a mainline railway station with direct links to London Waterloo in approximately 90 minutes and an excellent 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, world renowned yachting facilities and ferry service to the Isle of Wight. The village of Lyndhurst to the north leads to Junction 1 of the M27 motorway which links to the M3, giving access to London.

Directions

From our office in Brookley Road turn left and take the first right at the crossroads and onto Sway Road. Proceed along the road for approximately 0.5 miles and the property is located on the right hand side. There are high wooden entrance gates.

Additional Information

Mains electricity, gas and water.

Private drainage with water treatment plant.

Council Tax Band: G

Energy Performance Rating: Current: C Potential: C



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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

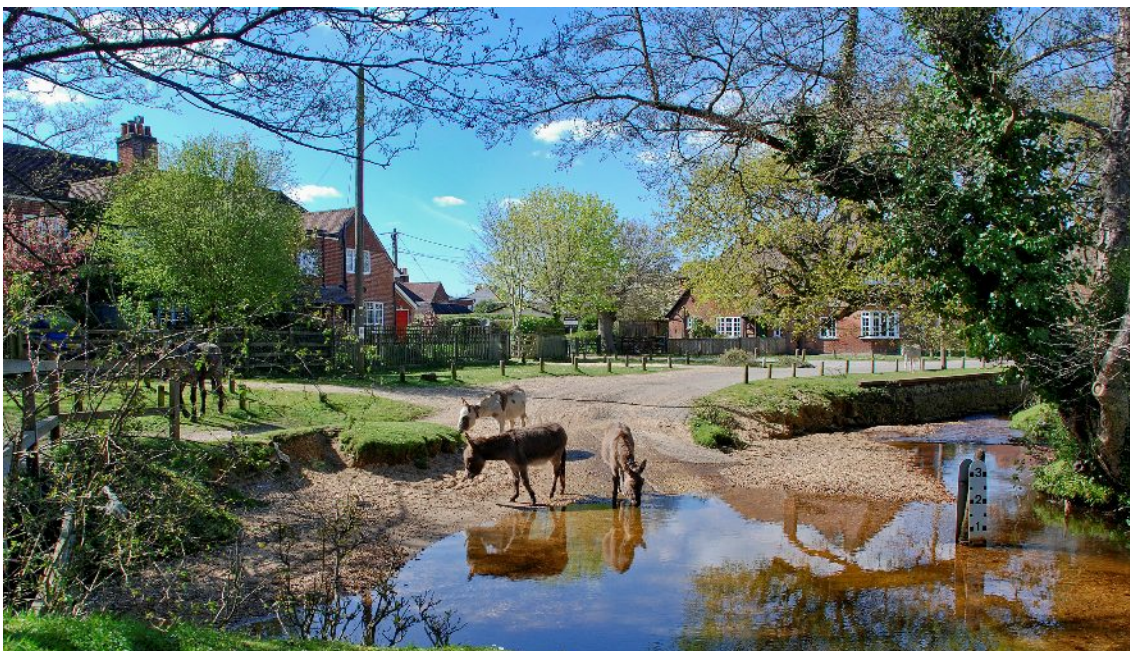
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The Local Area

Brockenhurst is the largest village in the New Forest, boasting a thriving and lively community with all the necessary essential of a proper working village, including a butcher, bakery, greengrocer, cafes and tea houses, plus services such as a doctor and a dentist surgery.

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. There is a second ford in the Waters Green area of the village and this flows continuously throughout the year. From beyond this the Weirs stream meets the river formed by the Blackwater and Ober Water to become the Lymington River.



New Forest Ponies at Hatchet Pond

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

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