



NORTH ROAD  
BROCKENHURST  
HAMPSHIRE SO42 7RQ



**HAYWARD FOX**  
OF BROCKENHURST

GUIDE PRICE: £750,000



For more information on this property  
or to arrange an accompanied  
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## NORTH ROAD BROCKENHURST HAMPSHIRE SO42 7RQ

**A DECEPTIVELY SPACIOUS FOUR DOUBLE BEDROOM AND THREE RECEPTION ROOM DETACHED HOUSE NOW IN NEED OF SOME UPDATING, SET ON APPROXIMATELY 0.3 OF AN ACRE WITHIN EASY LEVEL WALK OF THE AMENITIES. SCOPE TO EXTEND/DEVELOP SUBJECT TO PP.**

**ENTRANCE HALL, CLOAK/SHOWER ROOM, LOUNGE/FAMILY ROOM, SITTING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, FIRST FLOOR LANDING, BEDROOM WITH EN SUITE BATHROOM, THREE FURTHER DOUBLE BEDROOMS, BATHROOM AND SEPARATE W.C. OUTSIDE: INTEGRAL GARAGE, WORKSHOP, INTEGRAL PLANT ROOM, DOG PENS AND SWIMMING POOL.**

**COVERED PORCH:** With recessed light and tiled step. Glazed entrance door to:

**ENTRANCE HALL:** 16'8" x 9'9" (5.08m x 2.97m) narrowing to 4' (1.22m) Open tread staircase with wrought iron balustrade rising to first floor. Full height double glazed window to the side aspect. Myson wall mounted gas convector heater. Built-in coats cupboard with electric light. Picture light points and coved ceiling.

**CLOAK/SHOWER ROOM:** 8'1" x 5'8" (2.46m x 1.73m) Comprising a shower cubicle (now in need of some repair), pedestal wash hand basin and low level w.c. Radiator. Electric towel rail. Shaver point. Xpelair extractor fan. Double glazed obscure window.

**LOUNGE/FAMILY ROOM:** 19' x 15'4" (5.79m x 4.67m) Feature exposed brick wall. Myson wall mounted electric convector heaters. Wall light points. Recessed spotlights. Coved ceiling. TV aerial point and phone point. Patio door with matching side panels and fan light windows above opening to the patio and garden.

**SITTING ROOM:** 13'10" x 15'6" (4.22m x 4.72m) narrowing to 14'2" (4.32m) plus a bay window Feature open brick fireplace with tiled hearth, mantel and useful recess. Woodblock flooring. TV aerial point. Ideal Standard wall mounted gas convector heater. Coved ceiling. Recessed spotlights. Wall light points. High level double glazed side aspect windows. Secondary double glazed front aspect bay window. Double doors to:

**DINING ROOM:** 13'10" x 10'8" (4.22m x 3.25m) narrowing to 10' (3.05m) Woodblock flooring. Ideal Standard wall mounted gas convector heater. Coved ceiling. Glazed door with matching side panels opening to front patio and garden. Door to:

**KITCHEN/BREAKFAST ROOM:** 13'3" x 13' (4.04m x 3.96m) Comprising double bowl single drainer stainless steel sink unit with drawers and cupboards under. Adjacent worksurfaces with further drawers and cupboards under. Space and plumbing for dishwasher. Inset four ring gas hob unit. Built-in Neff stainless steel oven/microwave with storage over and above. Matching eye-level cupboards. Double radiator. Further built-in storage cupboard. Strip lighting. Side aspect window. Return door to entrance hall and door to:

**UTILITY ROOM:** 13' x 6'8" (3.96m x 2.03m) plus recess housing the Ideal Concorde boiler for the central heating and domestic hot water. Stainless steel sink unit with drawers and cupboards under and window above. Further matching drawers and cupboards with worktop over. Space and plumbing for automatic washing machine. Floor to ceiling shelved cupboard. Strip lighting. Side aspect stable door.

**FIRST FLOOR LANDING:** Built-in airing cupboard housing the hot water tank and range of slatted shelving. Access to the roof space. Double glazed UPVC side aspect window with display shelf below.

**BEDROOM ONE:** 14'5" x 10'9" (4.39m x 3.28m) plus range of built-in wardrobes to one wall and useable bay Double radiator. Coved ceiling. Double glazed UPVC Georgian style rear aspect window.

**BEDROOM TWO:** 11'8" x 11'2" (3.56m x 3.4m) plus range of built-in

wardrobes to one wall and large bay presently fitted with suitable dressing table with drawers and cupboards under. Further useful built-in open shelving. Inset sink with cupboard under, tiled splashback and mirror above. Upright radiator. Coved ceiling. Recessed low voltage downlighters. Double glazed UPVC Georgian style rear aspect window.

**BEDROOM THREE:** 11'4" x 10'10" (3.45m x 3.3m) plus useable bay, range of built-in wardrobes to one wall and large door recess with built-in wardrobe. Double radiator. Coved ceiling. Double glazed UPVC Georgian style front aspect window. Door to:

**EN SUITE BATHROOM:** Fully tiled and comprising a tiled panelled bath, inset wash hand basin with cupboard under and shower cubicle with shower unit. Xpelair extractor fan. Radiator.

**BEDROOM FOUR:** 14'8" x 12'5" (4.47m x 3.78m) x 11'4" (3.45m) plus useable bay and range of built-in wardrobes, shelving and cupboards Double radiator. Coved ceiling. Double glazed UPVC Georgian style front aspect window.

**BATHROOM:** 10' x 6'8" (3.05m x 2.03m) plus door recess Comprising panelled bath, pedestal wash hand basin. Radiator. Electric towel rail. Part tiled walls and double glazed obscure UPVC Georgian style window.

**SEPARATE W.C.:** Comprising low level w.c. Part tiled walls. Radiator. Double glazed UPVC Georgian style window.

**OUTSIDE:** The property is approached from North Road across a driveway which continues through a five bar gate both up to the property and garage.

**FRONT GARDEN:** Laid to lawn. Paved patio with paving continuing to the side gate. All enclosed by walling and fencing.

**REAR GARDEN:** A particular feature of the property being of an excellent size and laid predominantly to lawn with paved patio immediately to the rear of the property. Swimming pool with paving around. The garden enjoys privacy and seclusion enclosed by fencing and various trees.

**SWIMMING POOL:**

**POOL ROOM:** Integral to the property housing the pump/filter etc. Radiator. Electric light.

**DOG PENS:**

**GARAGE:** 15'3" x 9'6" (4.65m x 2.9m) Power and strip lighting. Full width part glazed folding doors to rear aspect.

**WORKSHOP:** 21' x 11'2" (6.4m x 3.4m) Double doors. Power and strip lighting. Double doors. Double glazed windows. Not there are some roof repairs required at present.

**DIRECTIONAL NOTE:** From the crossroads in the centre of the village, proceed in an easterly direction along Brookley Road turning left at the junction onto the A337 Lyndhurst Road. Travel along turning right immediately after the Rose & Crown public house where the property can be found along on your left and is named.

**EPC RATING:** Current - E46 Potential - D65

REF: BRB0823

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