



HAYWARD FOX



OAKWOOD HOUSE EASTLEY WOOTTON NEW FOREST HAMPSHIRE BH25 5TY



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Energy Performance Certificate

SAP

Oakwood House
Brookley Road
NEW MILTON
BH25 5TY

Dwelling type: Detached house
Date of assessment: 18 July 2011
Date of certificate: 18 July 2011
Reference number: 9683 6007 6203 8399 5983
Type of assessment: RdEAP, existing dwelling
Total floor area: 212 m²

This rating performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| A | A | B | B |
| B | B | C | C |
| C | C | D | D |
| D | D | E | E |
| E | E | F | F |
| F | F | G | G |

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the house is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

| Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home | | |
|---|---------------------------------|---------------------------------|
| | Current | Potential |
| Energy use | 221 kWh/m ² per year | 102 kWh/m ² per year |
| Carbon dioxide emissions | 9.0 tonnes per year | 7.9 tonnes per year |
| Lighting | £130 per year | £75 per year |
| Heating | £1431 per year | £1282 per year |
| Hot water | £150 per year | £134 per year |

You could save up to £211 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised heating, ventilation, cooling, lighting, hot water, room temperatures, etc. that are the same for all homes. Consequently they are unlikely to match an occupier's actual bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This PPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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You can contact our other branches at:

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OAKWOOD HOUSE
EASTLEY WOOTTON, BROCKENHURST ROAD,
WOOTTON, HAMPSHIRE BH25 5TY



PRICE GUIDE: £925,000

AN IMPRESSIVE DETACHED HOUSE, PART OF AN ELECTRIC GATED DEVELOPMENT OF FOUR HOUSES ENJOYING A LOVELY SECLUDED LOCATION WITH DIRECT ACCESS TO THE FOREST.

RECEPTION HALL, CLOAKROOM, DRAWING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, BREAKFAST ROOM/CONSERVATORY, UTILITY, FIRST FLOOR LANDING, MASTER BEDROOM WITH BALCONY, DRESSING ROOM AND EN SUITE BATHROOM, GUEST BEDROOM 2 WITH EN SUITE SHOWER ROOM, BEDROOMS 3 & 4, BATHROOM & SEPARATE W.C. OUTSIDE: ATTACHED DOUBLE GARAGE

Appointments must be made via the Vendors Agents **Hayward Fox**

OAKWOOD HOUSE EASTLEY WOOTTON NEW FOREST HAMPSHIRE BH25 5TY

DIRECTIONAL NOTE: From the centre of Brockenhurst proceed out of the village on the Burley Road in the direction of Burley. Pass through the ten bends and take the second turning you come to on your left signposted New Milton. Travel for approximately one and a half miles and the entrance to Eastley Wootton can be found opposite the open forest on your right hand side. Travel along the private drive until reaching the electric gates.

ACCOMMODATION IN DETAIL: (All measurements are approximate)

PILLARED PORCH: Brick step and close boarded ceiling. Wall mounted lights either side of the double glazed obscure leaded double opening doors to the:

RECEPTION HALL: 17'10" x 9'6" (5.44m x 2.9m) narrowing to 6' (1.83m) Large built-in coats cupboard with hanging, shelving and electric light. Phone point. Double radiator. Decorative coving. Stairs rising to the first floor.

CLOAKROOM: 7' x 3' (2.13m x 0.91m) Half tiled walls. Coloured suite comprising pedestal wash hand basin and low level w.c. with wooden seat. Radiator. Decorative coving. Double glazed obscure leaded window.

STUDY: 11'11" x 8'11" (3.63m x 2.72m) TV aerial point. Phone point. Radiator. Decorative coving and centre rose. Double glazed UPVC leaded window overlooking the front garden.

DRAWING ROOM: 25'2" x 13'10" (7.67m x 4.22m) widening to 18'11" (5.77m) into bay An impressive triple aspect room. Fireplace with marble hearth, back, carved surround and at present fitted living flame fire; double glazed leaded windows either side overlooking the rear garden. TV aerial point. Two double radiators. Wall light points. Decorative coving and centre roses. Double glazed leaded double doors with matching side panels opening to the front patio and garden. Three sets of double glazed leaded double doors in the bay opening to the south facing patio and garden.

DINING ROOM: 15'1" x 14'6" (4.6m x 4.42m) Double radiator. Dado rail. Picture light points. Wall light point. Decorative coving and centre rose. Double glazed leaded window overlooking the rear garden.

KITCHEN/BREAKFAST ROOM: 12'9" x 12'2" (3.89m x 3.71m) Comprehensively fitted and comprising drawers and cupboards under ample working surfaces extending to peninsular breakfast bar. Space and plumbing for dishwasher. Integrated fridge. Built-in single bowl, single drainer, stainless steel sink unit with double glazed leaded window above overlooking the side garden. Built-in Neff split level oven with cupboards over and below. Built-in Neff four ring gas hob unit with concealed extractor above. Range of matching eye level cupboards with concealed underlighting including dresser unit with glazed leaded display cabinets, smaller drawers and display shelf. Pull out racked larder cupboard. Tiled floor. Radiator. Decorative coving. Recessed spotlights. TV aerial point. Phone point. Archway to:

CONSERVATORY: 12'7" x 8'3" (3.84m x 2.51m) maximum measurements Tiled floor. Radiator. Double glazed leaded windows. Polycarbonate pitched roof with roof vents. Double glazed leaded double doors opening to a patio and the rear garden.

UTILITY ROOM: 12'11" x 6'3" (3.94m x 1.91m) Tiled floor. Worksurface to one wall with inset single bowl, single drainer, stainless steel sink unit, drawers, cupboards and space and plumbing for automatic washing machine under. Matching eye level cupboards. Tiled splashback. Ideal wall mounted boiler for central heating and domestic hot water with nearby programmer. Matching tall shelved cupboard. Ample space for further appliances. Radiator. Strip lighting. Decorative coving. Personal door to garage and part panelled and double glazed leaded door to the front aspect.

SPACIOUS FIRST FLOOR LANDING: Good sized shelved linen cupboard with electric light. Cupboard housing the pre-lagged hot water cylinder with fitted immersion, slatted shelving and electric light. Decorative coving and centre roses. Access to roof space. Double glazed leaded front aspect window.

MASTER BEDROOM: 18'4" x 13'9" (5.59m x 4.19m) Double aspect room

enjoying a lovely outlook. Range of built-in wardrobes. TV aerial point. Radiator. Decorative coving and centre rose. Double glazed leaded front aspect window and double glazed leaded double doors with matching side panels opening to a:

SOUTH FACING BALCONY: With wood flooring, brick and wrought iron balustrade.

Archway from the master bedroom to:

DRESSING AREA: 6'4" x 6'3" (1.93m x 1.91m) Radiator. Decorative coving and centre rose. Door to:

EN SUITE BATHROOM: 7' x 6'4" (2.13m x 1.93m) Fully tiled. Modern suite comprising corner panelled bath with mixer tap and shower attachment; wash hand basin with cupboard under; low level w.c. Upright ladder style radiator. Decorative coving. Double glazed leaded window overlooking the rear garden and paddocks beyond.

GUEST BEDROOM TWO: 15'1" x 10'8" (4.6m x 3.25m) plus large door recess Range of built-in wardrobes. Radiator. Decorative coving and centre rose. Double glazed leaded window overlooking the rear garden. Door to:

EN SUITE SHOWER ROOM: 10'4" x 3'4" (3.15m x 1.02m) Fully tiled. Comprising shower cubicle with Mira shower unit; pedestal wash hand basin with shaver point above; low level w.c. with wooden seat. Upright ladder style radiator. Decorative coving. Double glazed obscure leaded window.

BEDROOM THREE: 12'3" x 7'10" (3.73m x 2.39m) Radiator. Decorative coving and centre rose. Double glazed leaded window overlooking the rear garden and paddocks beyond.

BEDROOM FOUR: 10' x 8'11" (3.05m x 2.72m) Radiator. Decorative coving and centre rose. Double glazed leaded front aspect window.

BATHROOM: 9' x 6'5" (2.74m x 1.96m) maximum measurements Fully tiled. Modern coloured suite comprising panelled bath with mixer tap and shower attachment; pedestal wash hand basin with shaver point and strip light above. Upright ladder style radiator. Decorative coving. Double glazed obscure leaded window.

SEPARATE W.C.: 7' x 3'1" (2.13m x 0.94m) Half tiled walls. Pedestal wash hand basin and low level w.c. with wooden seat. Radiator. Decorative coving. Double glazed obscure leaded window.

OUTSIDE: From the wide central courtyard driveway leads on to your own brick paviour driveway which is enclosed by walling with wrought iron gate giving pedestrian access and leading up to the:

GARAGE: 20' x 19'2" (6.1m x 5.84m) Electronic up and over door. Power points. Strip lighting. Suitable roof storage. Double glazed leaded rear aspect windows.

From the wrought iron gate, paving leads across the front of the property up to the front door and continues around the property, bounded by lawn, feature trees and walling. Outside lighting. Water tap.

Large paved area to the south side of the property leads onto the lawn and is enclosed by post and rail fencing, hedging and enjoys a pleasant forest outlook.

The lawn continues to the rear of the property with well stocked border immediately adjacent to the property. Further patio area adjacent to the conservatory, all enclosed by mature hedging.

Field gate to the bottom corner of the garden gives an alternative access.

Ref: BRB0836

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.