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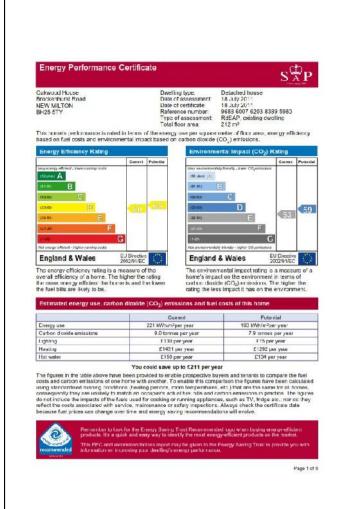


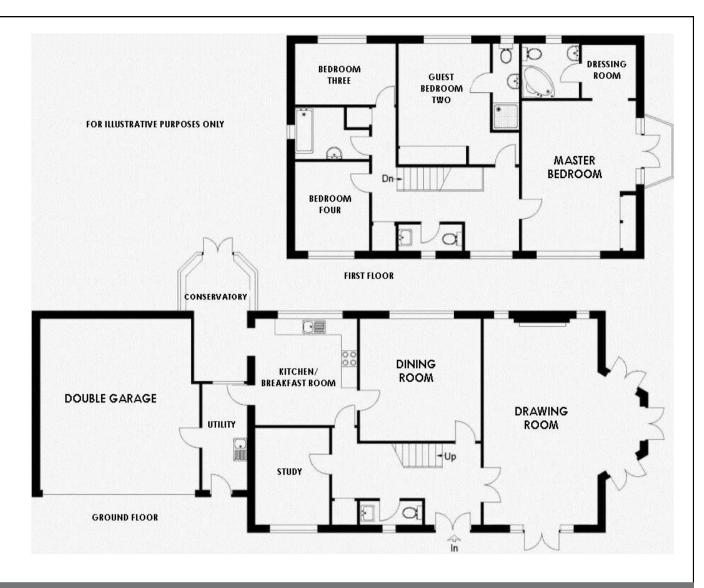












You can contact our other branches at:

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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

<u>DIRECTIONAL NOTE:</u> 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)

<u>PILLARED PORCH:</u> 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.

<u>CLOAKROOM</u>: 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.

<u>DRAWING ROOM:</u> 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.

<u>DINING ROOM:</u> 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:

<u>CONSERVATORY:</u> 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.

<u>UTILITY ROOM:</u> 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.

<u>BATHROOM:</u> 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.

<u>OUTSIDE:</u> 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)