



NEW FOREST DRIVE, HAMPSHIRE
£1,250,000 FREEHOLD

Winkworth



A four/five bedroom family home set in a sought after and secluded position, close to both the open forest and Brockenhurst village centre.

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Enclosed pitched entrance porch with double glazed windows and door to the front, with tiled flooring and part wooden and double glazed door with matching side screens, gives access to the entrance hallway. Further access to the side to the:

Study

Double glazed window to the front. Wood cladded pitched ceiling. Double radiator. Further doors to the drawing room.

Double doors from the porch then lead into the entrance hallway, with doors off to all ground floor accommodation and stairs to the first floor landing.

Drawing Room

Dual aspect room with two double glazed windows to the side and double glazed sliding patio doors leading out to the rear garden. Stone fireplace with inset log burner.

Kitchen / Dining Room

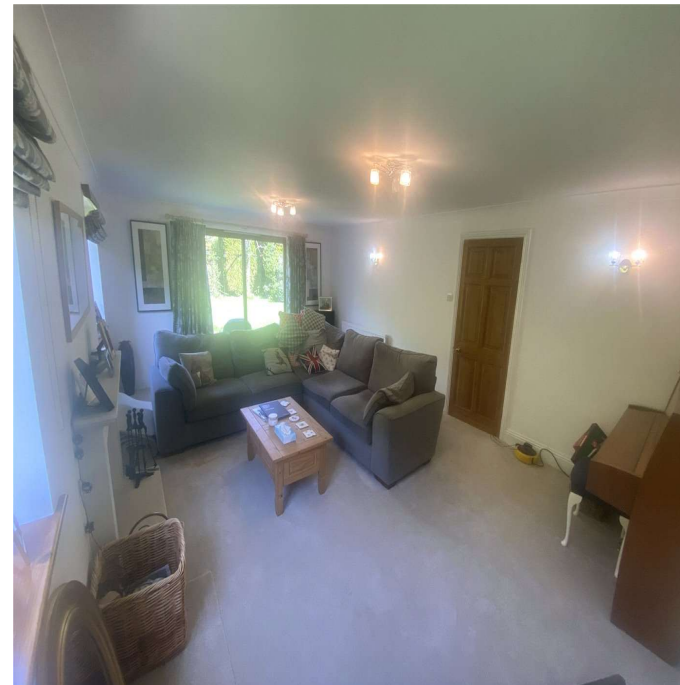
Marble work surface in part to three walls with a range of base and drawer units below and further wall mounted units over. One-and-a-half bowled stainless steel sink inset to the work surface. Five ring AEG gas hob with extractor fan above. Integral double oven and microwave. Space for upright American fridge/freezer. Ceramic tiled flooring. Two double glazed windows to the rear and further door to the side.

Utility Room

Obscure double glazed door to the side. Wall-mounted boiler. Space and plumbing for washing machine and tumble dryer. Ceramic tiled flooring.

Ground Floor Bedroom Five/Family Room

A spacious ground floor bedroom or snug. Dual aspect room with double glazed window to the side a double glazed box bay window to the front.





Cloakroom

Matching suite comprising low level W/C, wall-mounted wash hand basin with tiled splashbacks and single radiator.

Stairs from the entrance hallway provide access to the first floor landing, with inset loft hatch giving access to the roof space above. Double glazed window to the front. Double sliding door built in airing cupboard housing the hot water cylinder. Doors off to all first floor accommodation, including door to the

Principle Bedroom

Dual aspect room with double glazed windows to both the front and side. Full range of fitted wardrobes with both mirrored and sliding doors. Further door to the:

En Suite Bathroom

Matching suite, comprising low level W/C, vanity wash hand basin, walk in shower cubicle with wall mounted shower and panelled bath with mono tap. Ladder style radiator and part-tiled walls.

Bedroom Two

Built in sliding door wardrobes and further fitted bedroom furniture. Double glazed window to the rear.

There are a further two bedrooms on the first floor, one to the front and another to the rear of the property, these along with Bedroom Two are serviced by the

Family Bathroom

Matching suite, comprising low level W/C, pedestal wash hand basin and corner bath with central mono tap and handheld shower attachment. Wall mounted ladder style radiator and part tiled walls. Obscure double glazed window to the rear.

Outside

The front of the property is enclosed to both sides and front by wooden fencing and hedging and is accessed via a double wooden gate which leads to a tarmac driveway which provides off-road parking for a number of cars. There is a detached double garage, which is accessed via an up-and-over door and has the benefit of both power and lighting.

The rear garden is enclosed to both sides and rear by hedging, which provides a great deal of seclusion. It has been laid mainly to lawn and is surrounded by earth dug borders containing an array of shrubs and bushes. There is a further patio area for alfresco dining as well as security lighting and a cold water tap.



Ground Floor

- Drawing Room: 5.96 x 4.08 (19'6" x 13'3")
- Study: 3.66 x 2.08 (12'0" x 6'9")
- Entrance Hall
- Family Room: 4.91 x 3.23 (16'0" x 10'6")
- Kitchen/Breakfast Room: 5.10 x 3.35 (16'9" x 11'0")
- 3.85 x 3.05 (12'9" x 10'0")

First Floor

- Bedroom: 4.90 x 3.04 (16'0" x 10'0")
- Bedroom: 3.04 x 2.37 (10'0" x 7'9")
- Bedroom: 3.90 x 2.81 (12'9" x 9'3")
- Master Bedroom: 5.36 x 4.15 (17'6" x 13'6")

Double Garage
5.75 x 5.70 (18'9" x 18'9")

Approximate
Gross Internal Floor Area
House: 193sq.m. or 2078sq.ft.
Garage: 32sq.m. or 345sq.ft.

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NOT TO SCALE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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