

Maiko House

5 Brookley Road, Brockenhurst, New Forest, Hampshire, SO42 7RR

SPENCERS
NEW FOREST



MAIKO HOUSE

5 BROOKLEY ROAD • BROCKENHURST

A contemporary home of approximately 2,300 sq. ft. with four bedrooms and of unique styling with Japanese influences of light living areas with glazed units leading to a glass covered terrace with water features.

Open plan living to the ground floor, a further sitting room with open ceiling to the first floor and to the bedrooms.

Hidden away in a private south facing plot with double car port, yet just a few minutes walk from all amenities including the mainline station.







£995,000

2 4 2





The Property

The accommodation centres around a superb, quadruple aspect, open plan kitchen/dining/family room featuring bamboo wooden floors with under floor heating throughout, exposed timber beams over a main steel frame, double height glazing extending the full width of the room and vaulted ceilings.

The kitchen is fitted with a range of modern units and appliances, granite work surfaces and an impressive island unit with a breakfast bar, whilst a pyramid style raised log burning fireplace set centrally within the room provides a wonderful focal point. This magnificent room forms the heart of the home with bi-fold doors opening to the back and side onto a decked sun terrace for outdoor dining and entertaining.

The double aspect principal bedroom set on the far side of the house benefits from a stunning en-suite bathroom, walk-in wardrobe and bi-fold doors to two sides opening onto the terrace. Further rooms to this level include a good size utility room opening into the car port area and a cloakroom.

The first floor accommodation centres around a wonderful mezzanine style sitting room overlooking the ground floor reception area with vaulted ceiling and glazed pyramid style skylight window designed to mirror the fireplace set immediately below.

Set off this room are three further bedrooms, one of which benefits from direct access onto a south facing balcony and an impressive family bathroom with double showers and an infinity waterfall bath.









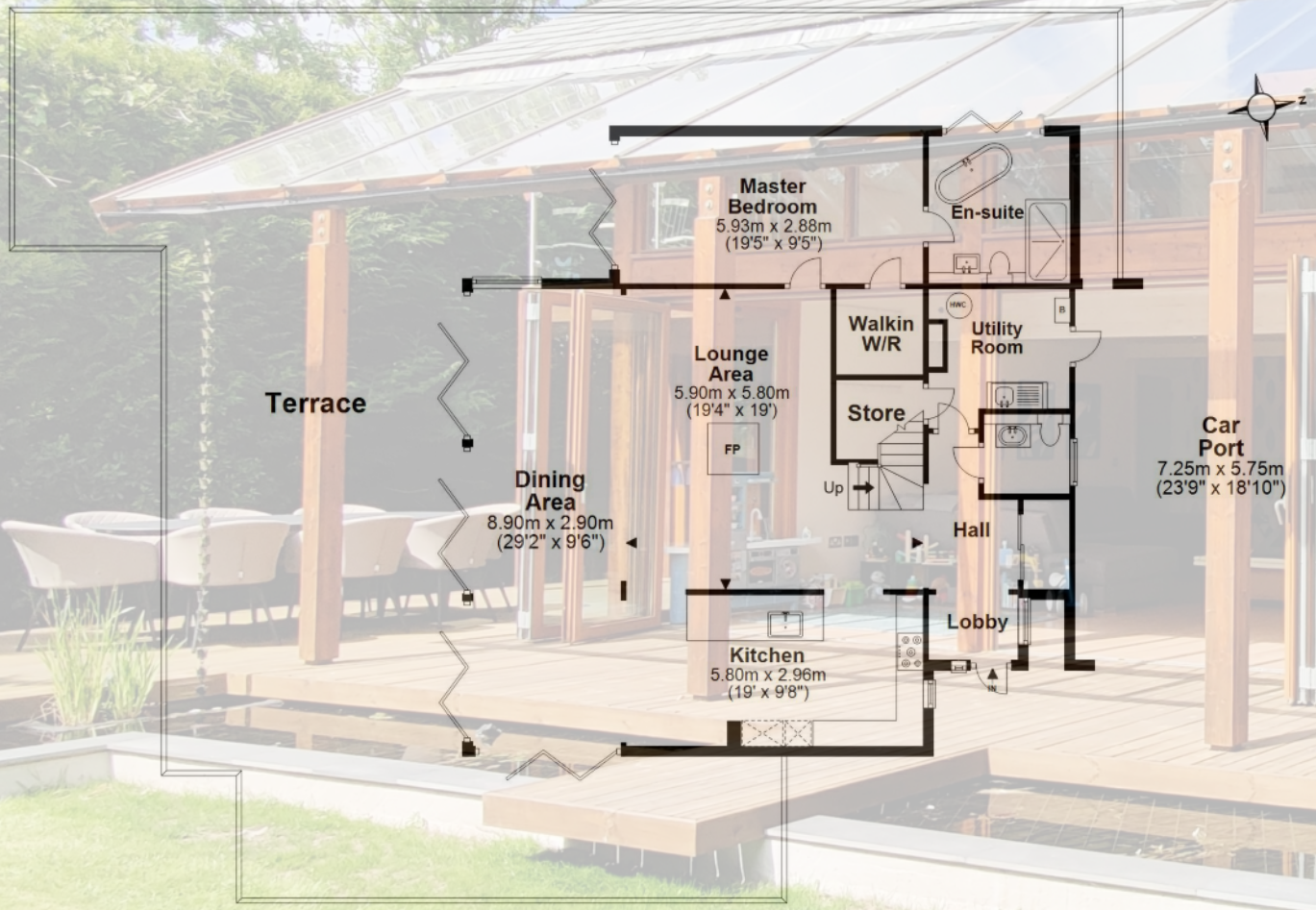
Floor Plan

Approximate Gross Internal Areas:

House (excl terrace): 219.6 sqm / 2363.7 sqft
Carport: 41.7 sqm / 448.8 sqft

Total Approximate Gross Area:
261.3 sqm / 2812.5 sqft

Ground Floor



First Floor

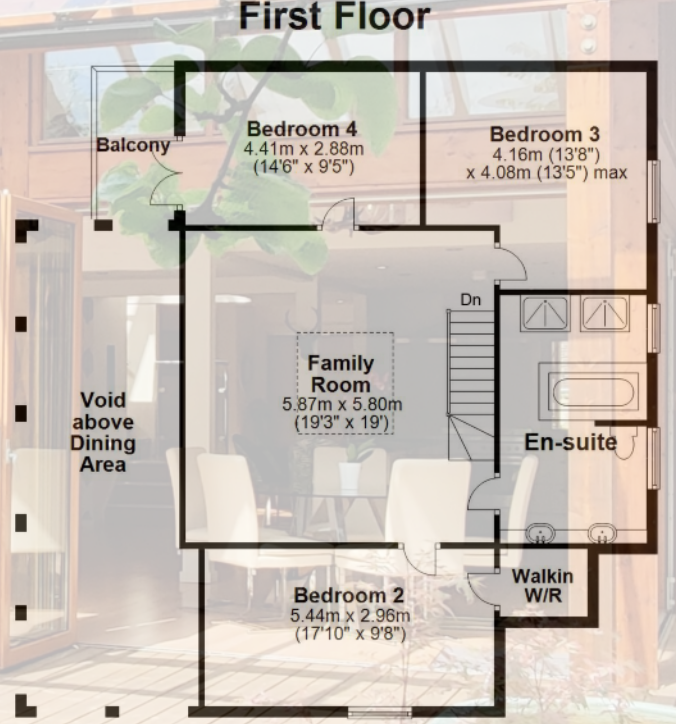


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.

























A magnificent entertaining terrace adjoining the rear of the property linking to the garden.

Grounds & Gardens

Double gates open onto a generous shared gravel driveway which passes just one single storey oak framed house and leads to the private drive to the property and to the double carport attached to the house.

Extensive decked terracing adjoins and wraps around the property with a delightful area of lawn garden to the rear with a southerly aspect and featuring a long pond, a range of specimen planting and a mature flowering cherry tree. Mature boundaries afford excellent privacy.

Services

Energy Performance Rating: C Current: 75 Potential: 80
Council Tax Band: G
Tenure: Freehold

Services: All mains connected
Heating: Gas central heating

Broadband: Ultrafast fibre optic broadband with speeds of 1000 Mbps is available at the property which has been recently installed (Ofcom)
Mobile Coverage: No known issues, please contact your provider for further clarity

Directions

From our office in Brockenhurst, turn left and proceed along Brookley Road. Continue past the turning for Sway Road on the right and the property can then be found on the right hand side, almost opposite the thatched guest house.



The Situation

The property enjoys a fantastic position being ideally located within yards of the centre of Brockenhurst Village and a good selection of boutique shops, everyday stores, cafes and restaurants catering for everyday needs. The mainline railway station is within easy reach offering direct links to Southampton Central, Winchester and London Waterloo.

The picturesque village of Beaulieu lies 7 miles to the East with the marina of Bucklers Hard on the Beaulieu River.

Approximately 4 miles to the South is the Georgian market town of Lymington with its extensive yachting facilities, ferry service to Yarmouth, Isle of Wight and its famous Saturday county market. To the North is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 giving access to London.

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

Property Video

Point your camera at the QR code below to view our professionally produced video.

Please Note

In accordance with the Code of Practice of Estate Agents we hereby advise that the vendor of this property is a shareholder of Spencers.











This beautiful village in the centre of the New Forest has a range of all amenities and a mainline railway station (Waterloo 90 minutes).

The Local Area

It is Brockenhurst's mainline station (service into London Waterloo approximately 90 minutes) that turns the dream of a country idyll into reality for those working up in London and makes Brockenhurst village a property hot spot.

Brockenhurst is the largest village in the New Forest, a thriving and lively mix of community and cachet, quality and quirky with all the necessary essentials of a proper working village - butcher, bakery and greengrocer, full quota of cafes and tea houses, plus services such as doctor, dentist and bank. Work into the equation the unexpected and the glamorous: a wine and cheese cellar, premier golf course, luxurious spa and top restaurants such as The Pig (the first in the group of hip country house hotels) and Cambium (fine dining at Careys Manor). It all makes Brockenhurst a gem in the heart of the Forest.

Property ranges from Edwardian villas to thatched timber-framed cottages, and imaginative new builds to old Forest lodges. Many properties have access or views to open Forest and almost all are within walking distance of the station.

Important Notice

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



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

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