



OAKENBROW  
£780,000 FREEHOLD

Winkworth



**Offered with vacant possession, a spacious four bedroom detached property further benefitting from both a double garage and mature south westerly rear garden, positioned in a popular and quiet cul-de-sac and being only a short walk to the village centre and New Forest National Park.**

A solid front door with double glazed side screens provides access to the entrance hallway, with stairs to first floor landing with under stair cupboard and doors off to all ground floor accommodation, including door to the

#### Sitting Room

A delightful and bright reception space with double glazed window to the rear and further double glazed French doors leading out to the patio and rear garden. Fireplace with wooden surround and mantle with marble back and hearth housing an electric fire. Part glazed and wooden double doors then provide access to the:

#### Dining Room

A large dining area with plentiful space for a large table and chairs, as well as further units and open plan access into the:

#### Conservatory

Of part brick and double glazed construction set under a pitched double glazed roof, with French doors leading out to the patio and garden. The conservatory also benefits from power and central heating.

#### Kitchen/Breakfast Room

Work surface in part to four walls, with a range of shaker style cupboards and drawers below and matching wall-mounted units above. One-and-a-half bowl sink. Space and plumbing for both dishwasher and washing machine, as well as space for electric stove and oven with extractor fan above. Breakfast bar with space and electric for low level fridge and freezer, with adjacent larder style unit. Dual aspect room with double glazed window to the front and obscure glazed door giving access to the side, rear and front of the property. Tiled walls.

#### Office/Snug

An ideal downstairs office space with double glazed box bay window to the front.

#### Cloakroom

Low level W/C and wash hand basin. Tiling to all visible wall space and obscure double glazed window to the front.



Stairs from the entrance hallway provides access to the first floor landing, with loft hatch giving access to the roof space above, as well as an airing cupboard with slatted shelving and hot water cylinder. Doors off to all first floor accommodation, including door to:

#### Bedroom One

A spacious principal bedroom, with extensive fitted wardrobes and drawers to one wall and double glazed window to the front. Further door to the

#### En suite

Matching suite, comprising low level W/C, vanity wash hand basin and panelled bath with mono tap and removable shower attachment over. Wall-mounted ladder style radiator. Obscure double glazed window to the front. Tiled flooring and tiling to all visible wall space.

#### Bedroom Two

A further large double bedroom, with two double glazed windows to the rear overlooking the garden and a range of fitted wardrobes to one wall.

#### Bedroom Three

Built in double wardrobe. Double glazed window to the front and vanity wash hand basin with tiled splashbacks.



#### Bedroom Four

Range of built in storage comprising a double wardrobe and drawer pack. Double glazed window to the rear.

#### Outside

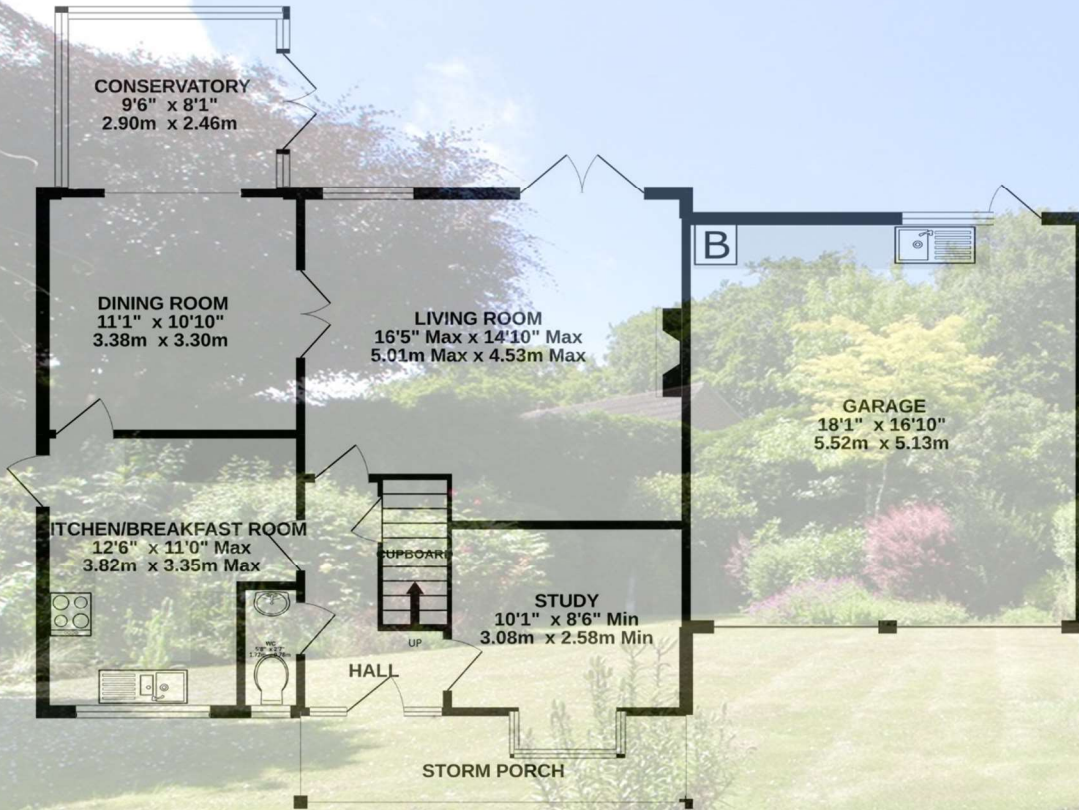
The property is approached via a block paved driveway, which provides plentiful parking for a number of cars. The driveway then leads directly to the Double Garage, with two separate up-and-over doors. The large garage has the benefit of both power and lighting and has a double glazed window and adjacent pedestrian door to the rear leading to the garden. The remainder of the front has been laid mainly to lawn, with a range of earth dug beds containing an array of mature shrubs and plants. There is further access to the side of the property through a wooden gate, which leads in turn to the

#### Rear Garden

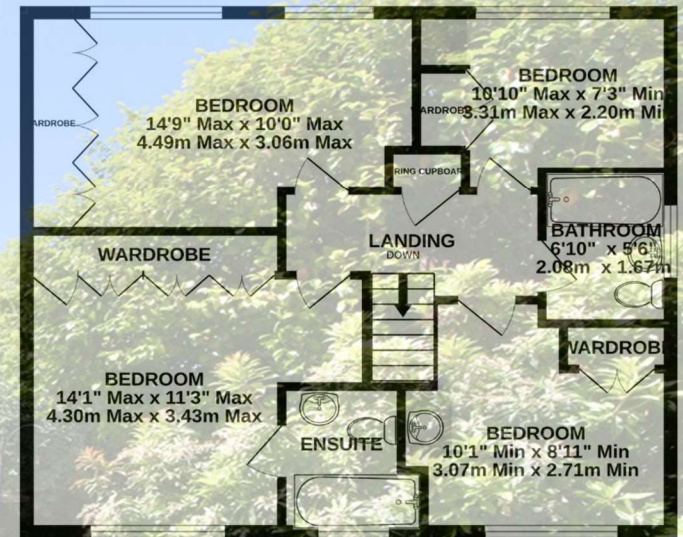
The south westerly rear garden is a real feature of this property and enjoys a sunny and secluded aspect. There is a patio area directly to the rear of the property, whilst the remainder of the garden has been laid to lawn and interspersed by an array of mature shrubs, trees and bushes within earth dug beds. There is a pergola to one side which leads through to a summer house to the rear of the garden which is bordered by mature trees and by timber fencing to each side.



GROUND FLOOR  
1092 sq.ft. (101.5 sq.m.) approx.



1ST FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1734 sq.ft. (161.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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