

Elmina | Woodlands Road | Brockenhurst | Hampshire

WOOLLEY & WALLIS



Elmina

Woodlands Road, Brockenhurst, Hampshire SO42 7SF

A charming and characterful four-bedroom detached family home, ideally positioned on the outskirts of the village of Brockenhurst, with a large, sunny south-westerly garden. Offered to the market chain-free, the property also comes with planning permission granted for a substantial ground-floor extension.

Guide Price: £1,350,000

Sitting room | Dining room | Kitchen | Study/snug | Utility room
Cloakroom | Conservatory | Primary bedroom with en-suite bathroom | Two double bedrooms | Single bedroom
Family bathroom

Garage | Driveway | South/westerly facing garden with a patio and shed



THE PROPERTY

- OVERVIEW

A delightful four-bedroom, two bathroom detached home, full of charm and character.

It has recently undergone a comprehensive programme of refurbishment and redecoration.

The property also has planning granted for a large extension Reference: 26/00614FULL

The large south/westerly rear garden is a particular feature of the property.

- THE PROPERTY

Downstairs, the accommodation comprises a kitchen, dining room, sitting room, study/snug, conservatory, utility room and cloakroom.

The property also has a cellar.

Upstairs, there is a primary bedroom with large en-suite bathroom.

There are two other double bedrooms, a single bedroom and a shower room.

In all approximately 153.4 sq. m (1651 sq ft) of accommodation.

- OUTSIDE

To the rear lies a particular highlight of the property: a generously sized, south-westerly facing garden, ideal for soaking up the afternoon and evening sun.

Alongside the property is a detached garage and driveway providing generous parking for several vehicles..







SITUATION

'Elmina' enjoys an ideal position on one of the most sought-after roads, situated in one of the New Forest most desirable villages. It is close to the open forest, the centre of the village, and the mainline railway station, with services into London Waterloo in approximately two hours.

Brockenhurst is a bustling village in the heart of the New Forest National Park. The village offers a surprisingly generous selection of shops, restaurants, banks and schools, including a large sixth form college and Brokenhurst Golf Club.

A short drive away is Lymington with its large range of shops and boutiques, supermarkets and restaurants. The High Street leads to the quaint cobbled street of Quay Hill and the Marinas and Yacht Clubs beyond, which offer plenty of opportunities for the water sports enthusiast.

The M27 can be accessed at Junction 1 or 2 and links to the M3 affording easy access to Winchester, Basingstoke and London.

Southampton and Bournemouth airports provide easy and quick access to many domestic and international destinations.





GROUND FLOOR
83.7 sq.m. (901 sq.ft.) approx.

1ST FLOOR
69.7 sq.m. (750 sq.ft.) approx.

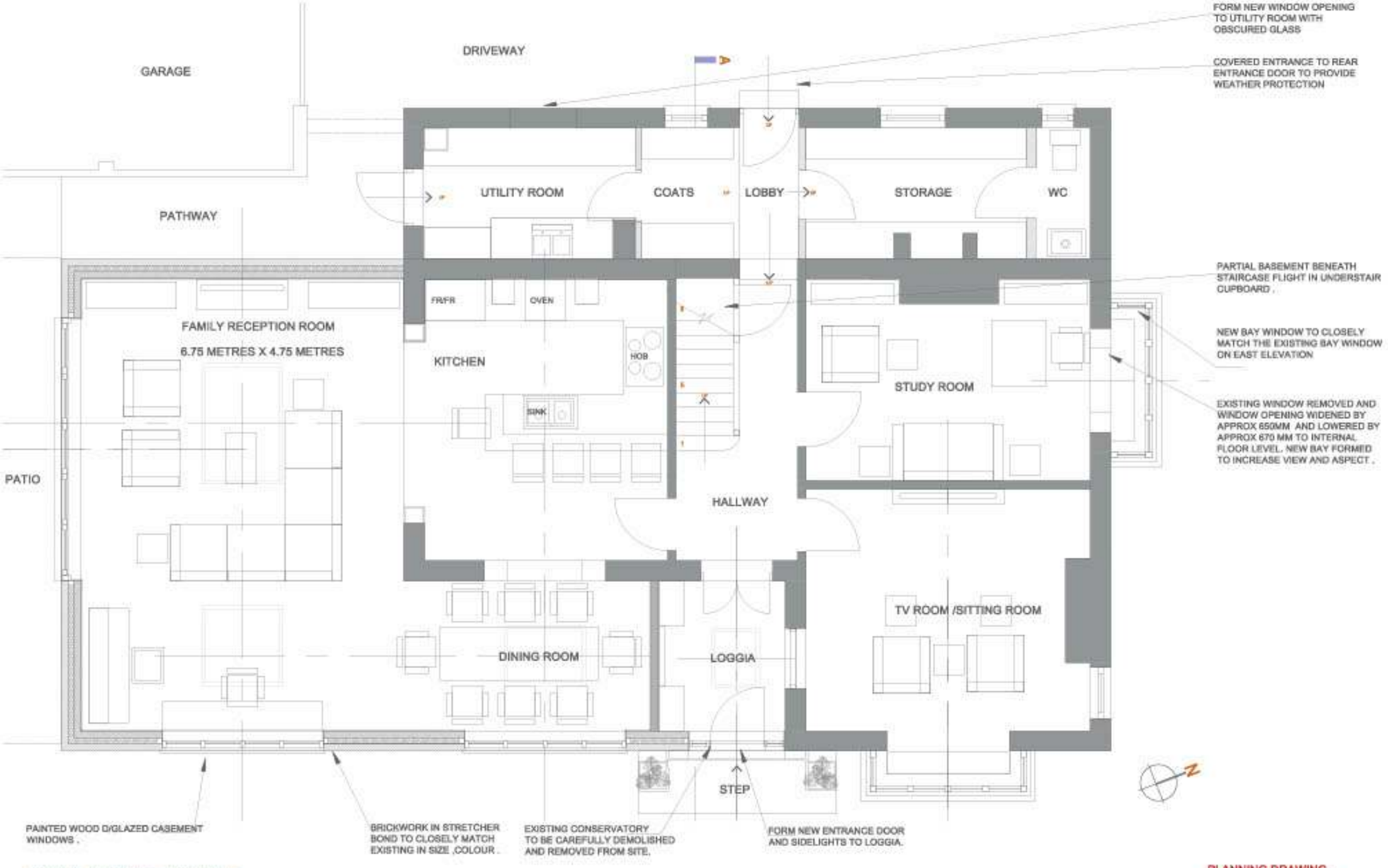


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ELMINA

TOTAL FLOOR AREA : 153.4 sq.m. (1651 sq.ft.) approx.

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GROUND FLOOR PLAN - PROPOSED

SCALE BAR 1 TO 50 AT A3

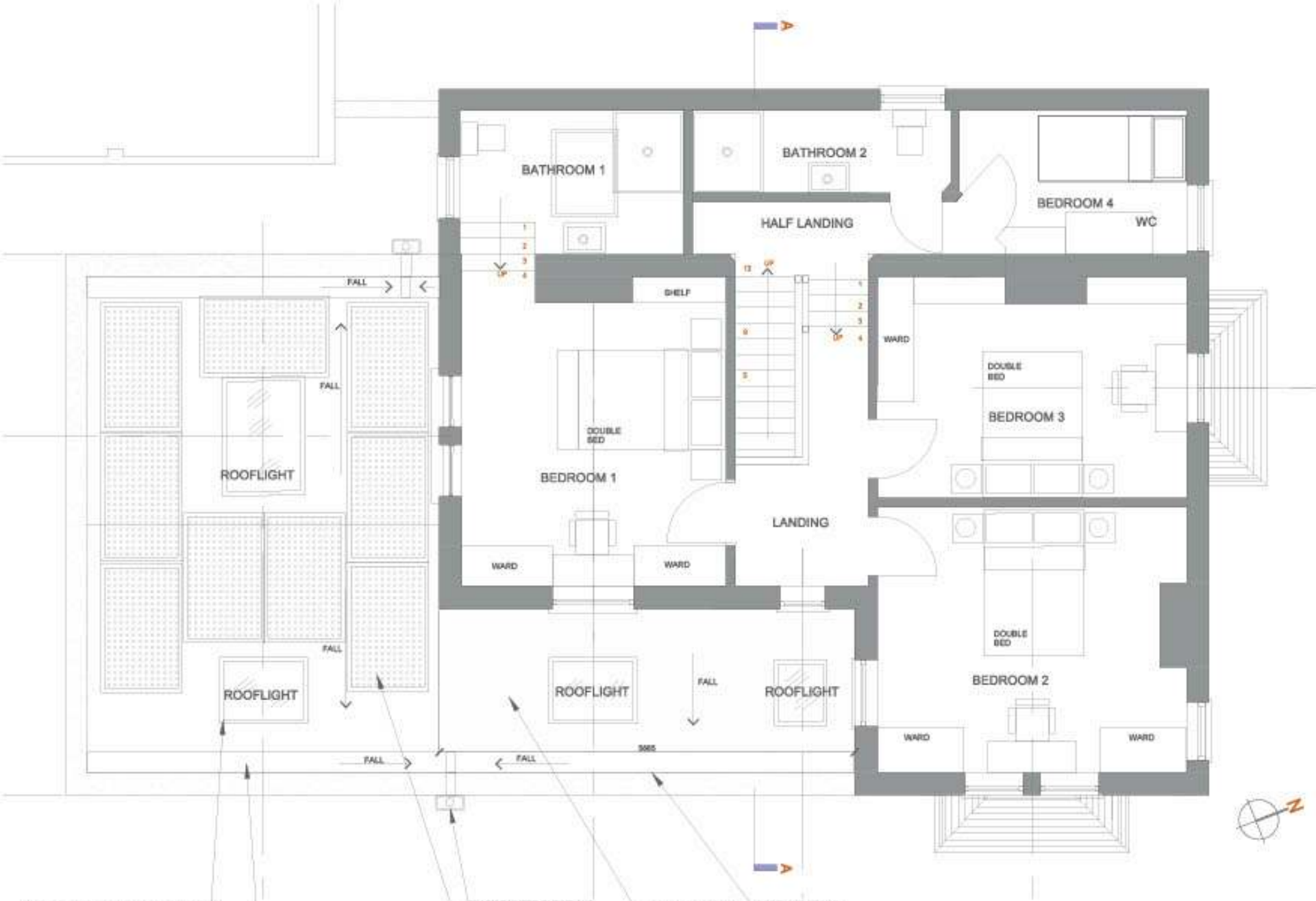
0 1 2 3 4 5 6 7 8 9 10

Client : MS SARAH FOULGER
Project : ELMINA , WOODLANDS ROAD, BROCKENHURST, HANTS. S042 7SF

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PLANNING DRAWING
PROP. GROUND FLOOR PLAN

Drg. No. 937 PLAN/P1 Rev: B
Scale: 1 TO 50 @A3
Date: 24/01/26
Drawn: ACB



FIRST FLOOR PLAN - PROPOSED

SCALE BAR 1 TO 50 AT A3

0 1 2 3 4 5 6 7 8 9 10

Client : MS SARAH FOULGER
Project : ELMINA , WOODLANDS ROAD, BROCKENHURST, HANTS. S042 7SF

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PLANNING DRAWING
PROP. FIRST FLOOR PLAN

Drg. No. 937 PLAN/P2 Rev: B
Scale: 1 TO 50 @A3
Date: 24/01/26
Drawn: ACB

PROPERTY INFORMATION

Tenure: Freehold

Utilities: Mains electricity, gas, water and drainage

Heating: Gas central heating

Council Tax Band: G

EPC: D Current: 59 Potential: 81

Broadband: With download speeds of up to 1000mbps available at this property (ofcom).

Construction: Brick construction



DIRECTIONS

From our office in Gosport Street proceed out of the town in the direction of Brockenhurst on the A337. Just before the Filly Inn take the left hand turn onto Setley Road and then take the second right onto Sway Road. Take the first right onto Woodlands Road the property will be found on the right near the end of the cul-de-sac marked by a For Sale board.



AGENT'S NOTES

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2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
4. These particulars were prepared in November 2026.



WOOLLEY & WALLIS

VIEWINGS
All viewings should be by appointment only arranged through our Lymington Office:
24 Gosport Street Lymington Hampshire SO41 9BE
01590 689878 lymington@w-w.co.uk www.w-w.co.uk