



**Miranda Lodge**

*Broadlands Road, Brockenhurst, SO42 7SX*

**SPENCERS**  
NEW FOREST





# MIRANDA LODGE

BROADLANDS ROAD • BROCKENHURST

*An elegant red brick detached former lodge built around the turn of the last century and having been the subject of extensive extension and renovation by the current vendors to now provide accommodation across three floors. The property is set within a charming well stocked cottage garden in a very private and tranquil position on one of the rarely available and highly sought after forest roads within the village of Brockenhurst.*

*The accommodation currently offers four double bedrooms, one with ensuite facilities, generous reception rooms of a newly fitted family kitchen/dining room, spacious sitting room with stone fireplace and cast iron log burner, family room and a media room. The lodge offers a southerly aspect giving all rooms a light and airy feel.*

**£1,750,000**





## The Property

An oak framed open porch leads to the lobby with an area of fitted storage for coats and boots. In turn the hallway is where the turning staircase leads to the first and second floor accommodation.

The main sitting room is delightful with oak ceiling beams and a triple aspect with glazed double doors to the south facing garden. A focal point is the beautiful Bath Stone fireplace fitted with log burning stove. There is a family "snug" room with connecting shower room currently used as the music study.

A feature of note is the magnificent open plan dining room and kitchen which is L-shaped around the southerly aspect and flooded with light. This generous area is ideal for family living with access to the garden and the kitchen area being comprehensively fitted with ample Teal coloured hand painted wooden storage cupboards and a large peninsular breakfast bar with induction hob. There are two eye level ovens with combination microwave, an integral dishwasher and space for a large American style fridge freezer. A door leads from the dining area to the well fitted utility room, with access to the rear of the property.

The first floor comprises the principal bedroom suite with dressing area and generous en suite bathroom having a separate shower. There are two further spacious double bedrooms and a family bathroom.

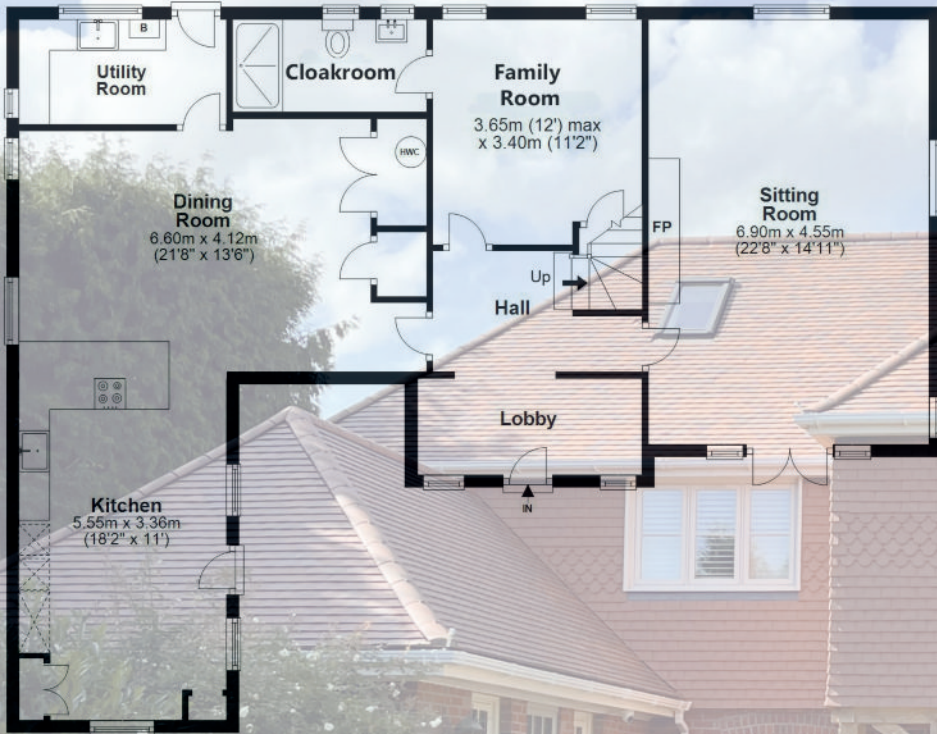
Stairs rise to the second floor where there is a generous media room/family games room and a further double bedroom.



### Ground Floor



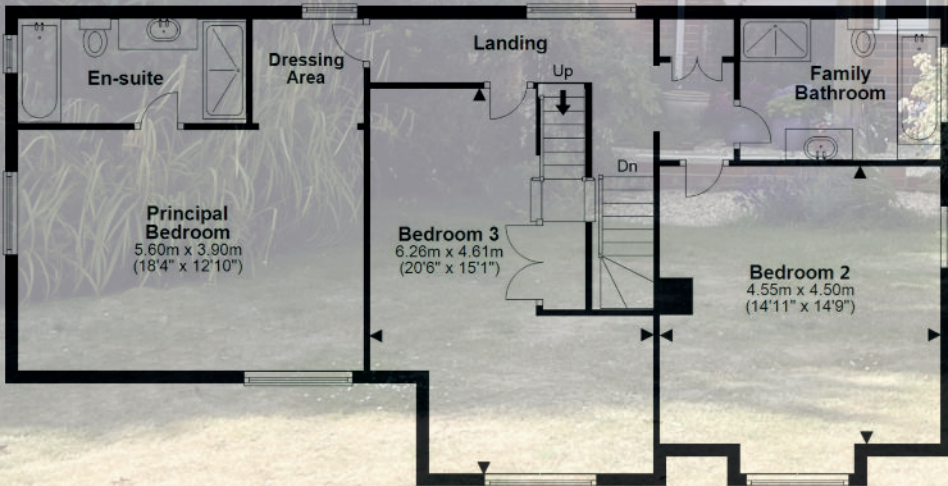
# Floor Plan



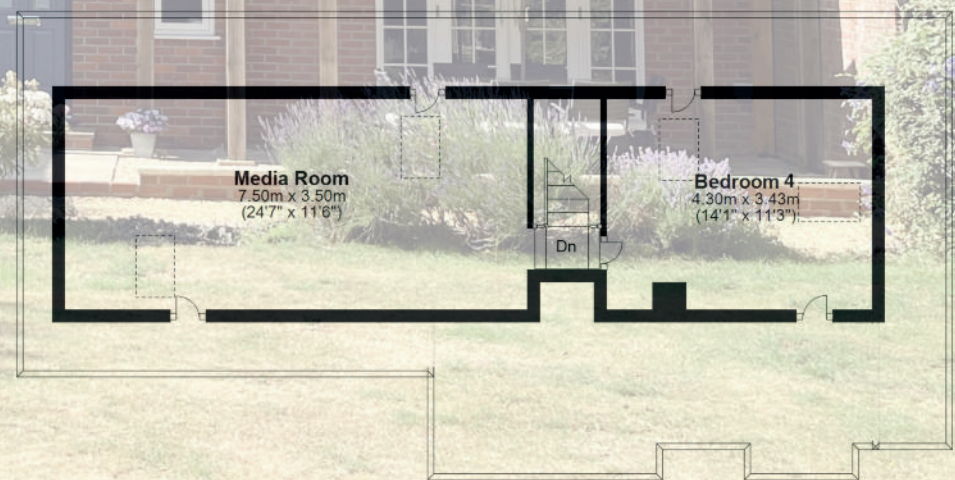
### Approx Gross Internal Areas

Ground Floor: 114.5 sqm / 1232.6 sqft  
 First Floor: 98.3 sqm / 1057.6 sqft  
 Second Floor (excl. eaves): 44.6 sqm / 480.0 sqft  
**Total Approx Gross Area: 257.4 sqm / 2770.2 sqft**

### First Floor



### Second Floor







## Grounds & Gardens

The property is approached over a graveled drive that leads to a detached garage/workshop and a parking area. Adjoining the rear of the property is a good size paved sun terrace linking directly to the main area of garden. The garden, which is mainly laid to lawn enjoys a delightful southerly aspect and offers a high degree of privacy with beautifully maintained beds and borders.

Set within the curtilage is an attractive well and a recently constructed summer house which benefits from power-lighting. Further areas of paving provide access around the property with an additional seating terrace and a stocked raised bed abutting the front boundary.







## Agents Note

There may be the potential to part exchange your home subject to the pricing. Please enquire for further information.

## Directions

From our office in Brookley Road, turn right and proceed over the Watersplash, before turning right onto Rhinefield Road. Continue along the Rhinefield Road passing The Forest Park Hotel, before turning left into Broadlands Road. The approach drive serving Miranda Lodge will be found at the top end of the lane and is marked by two brick piers.

## Situation

The property is located in a rarely available and highly sought after location at the head of a private no through lane. The open forest is accessed via a footpath leading down into North Weirs or at the start of the lane, where the forest lies opposite.

The village offers a mainline railway station with direct links to London Waterloo in approximately 90 minutes and a good local community of shops and restaurants.

The Georgian coastal town of Lymington is only 4 miles to the south with its famous Saturday country market, extensive yachting facilities and ferry service to the Isle of Wight. 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.







“

*This village in the heart of the New Forest offers everything you could want for a convenient lifestyle with the excellent array of amenities on offer.*

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### Points Of Interest

Brockenhurst Primary School	0.7 miles
Brockenhurst Train Station	1.0 miles
Brockenhurst College	1.1 miles
Brockenhurst Manor Golf Club	1.6 miles
The Pig	1.9 miles
Lymington High Street	5.7 miles

### Additional Information

All mains services connected  
 Tenure: Freehold  
 Energy Performance Rating: C Current: 73 Potential: 80  
 Council Tax Band: G

### 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 fittings, 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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