



FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

New Forest

Etton House

The Rise • Brockenhurst • SO42 7SJ



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Situated in the heart of the village with the open forest close by, this charming four bedroom detached property has a south facing garden with ample parking on a private driveway. This property is within walking distance to the local village shops and amenities.



4



2



£850,000

Key Features

- Well equipped kitchen, separate large utility room and cloakroom
- Ground floor study
- First floor study/storage room
- Delightful private south facing garden
- EPC Rating : D
- Spacious sitting room with feature fireplace and separate dining room
- Four first floor bedrooms, all with built-in wardrobes, including the large master bedroom with en-suite shower
- Integral garage with ample parking
- Located within easy reach of the village centre and moments away from the open forest

Est.1988



Description

Charming four bedroom detached house, surrounded by a pleasant south facing garden in the heart of the village. Garage and parking for multiple vehicles and a short distance away from all local amenities and the open forest.

Front door leading to the entrance hall which is light and welcoming with stairs rising to the first floor and a cloakroom. Ahead are glazed double doors which lead into the spacious light and airy sitting room with a fitted gas fireplace, bay window to the rear aspect and single door leading out to the rear garden. Just off the entrance hall, is a reception room, currently set up as a study, and has a front aspect window.

The kitchen is accessed from the entrance hall with a front aspect window and is fitted with a comprehensive range of lime oak floor and wall mounted cupboard and drawer units and integral appliances include an eye level oven and grill, ceramic hob, fridge, slimline dishwasher and inset one and half bowl single drainer drainer sink unit with mixer tap. Door leading into the dining room with a rear aspect window overlooking the garden, perfect for enjoying mealtimes. Door from dining room leads into the spacious utility room. This room offers practical access to both the front and rear of the property and includes a sink, space and plumbing for washing machine and tumble dryer and wall mounted Glow-worm boiler. Intensive work on three power flushes of the heating system has been carried out, making this a warm house and the heating is quick to establish temperatures, with costs overall having successfully been reduced.

First floor landing with window to the front aspect and hatch giving

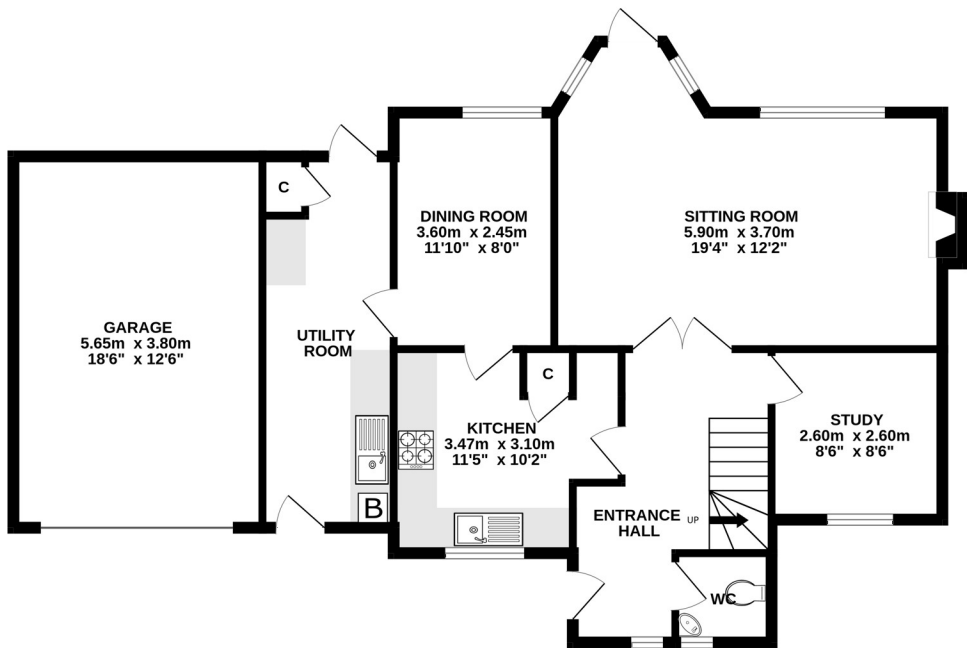
access to the spacious boarded loft space. Master bedroom with large rear aspect bay window, double fitted wardrobes and a delightful en-suite shower room with WC, shower cubicle, wash hand wash basin with mixer tap, heated towel rail and window to the side aspect. Bedroom two has a velux window and a large walk in wardrobe. Bedroom three has a rear aspect window and double fitted wardrobe. Bedrooms four and the study/storage room have front aspect windows with double fitted wardrobes and additional storage cupboard in bedroom four. The family bathroom has a front aspect window and is fully tiled with a panelled bath with shower over, WC, hand wash basin and heated towel rail.

Outside to the front, five bar entrance gates lead onto the ample driveway with parking in front of the integral garage. Access is gained to the rear garden from one side of the property. The private rear garden enjoys a southerly aspect and is mainly laid to lawn, with a paved terrace area and there are mature shrubs and hedging.

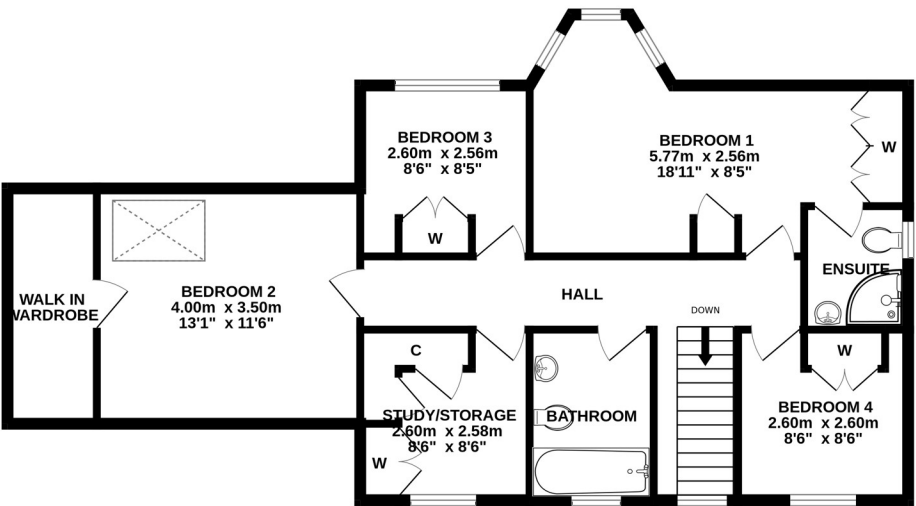
The property is conveniently located within walking distance of Brockenhurst village centre, in the heart of the New Forest, close to shops and amenities. The open forest is also just minutes away. The village offers a mainline railway station with direct links to London Waterloo in approximately 90 minutes. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3, giving access to London. The nearby Georgian market town of Lymington has many independent shops, a picturesque quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park.

Floor Plan

GROUND FLOOR



1ST FLOOR



ETTON HOUSE

TOTAL FLOOR AREA : 169.8 sq.m. (1828 sq.ft.) approx.

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For more information or to arrange a viewing please contact
Paul Cullingford • Fells Gulliver • The New Forest Office
T: 01590 630753 E: paul@fells-gulliver.com



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www.fellsgulliver.com

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