



Eden Lodge

Partridge Road, Brockenhurst, SO42 7RZ

SPENCERS
NEW FOREST





EDEN LODGE

PARTRIDGE ROAD • BROCKENHURST

A charming and notable residence of historic interest, and what used to originally be the village Doctors home and surgery, built circa 1910, stands within the centre of Brockenhurst village. The property enjoys a wealth of original features yet has the benefit of a magnificent extension which has created a spacious, contemporary open plan kitchen/dining/living area.

This stunning detached family home comprises a fine reception hall, drawing room, study, large open plan kitchen/dining/living room, family room, play room, utility room, ground floor shower room, four bedrooms and a large family bathroom. There is a sunny enclosed rear garden, garage and ample off road parking.

The property is available with no onward chain.

£1,325,000



5



4



3





The Property

The property is entered via a solid wooden front door with covered porch with wooden pillars leading to the spacious reception hall which has original parquet flooring. Immediately to the left is a delightful 'Arts and Crafts' style turning staircase with full height oak balustrade. Beyond the staircase is access to the cloakroom with W.C and basin.

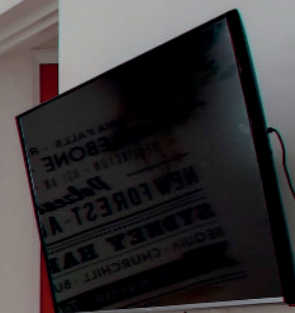
To the right of the front door is the Study/Bedroom 5 which enjoys exposed beams, windows to the side and front and two further separate doors leading out onto the veranda and rear garden.

Opposite the front door is the drawing room, a charming double aspect room with exposed beams and an original open fireplace with an attractive marble and cast iron surround.





STUTTGART - RANNOCH MOOR
MARLBOROUGH - AKAROA
WELINGTON - HOI AN - MEXICO CITY
Potzeath
NEW FOREST - AOTEAROA
SYDNEY HARBOUR
BEQUIA - CHURCHILL - BUENOS AIRES
Patagonia - Tokyo
VA
TI ISLANDS
KRUGER
OKAVANGO DELTA
UPWALTHAM BARNES





The Property Continued...

From the left hand side of the hall a door leads through to the dual aspect family room which gives access to an inner hall with door to a useful playroom.

The family room also opens through to the magnificent open plan kitchen/dining/living room. This magnificent room has a contemporary fitted kitchen with granite worksurfaces incorporating sink, extensive full height storage units to one wall, full range of modern and high quality built in appliances. There is an impressive central island with granite worksurfaces, raised wooden breakfast bar and integrated hob with extractor over. This spectacular room also enjoys bi-fold doors opening onto the rear terrace, underfloor heating and a large dining area with vaulted ceiling and full height feature windows.

A door from the dining area leads to the utility room which has a door leading out to the garden and a shower room with W.C, basin and shower cubicle.

Stairs from the entrance hall lead to the first floor landing with doors leading to all bedrooms and to the spacious family bathroom which has a cast iron roll top bath, shower cubicle with mains shower unit, basin and W.C, with the principal bedroom further benefiting from an en suite shower room.

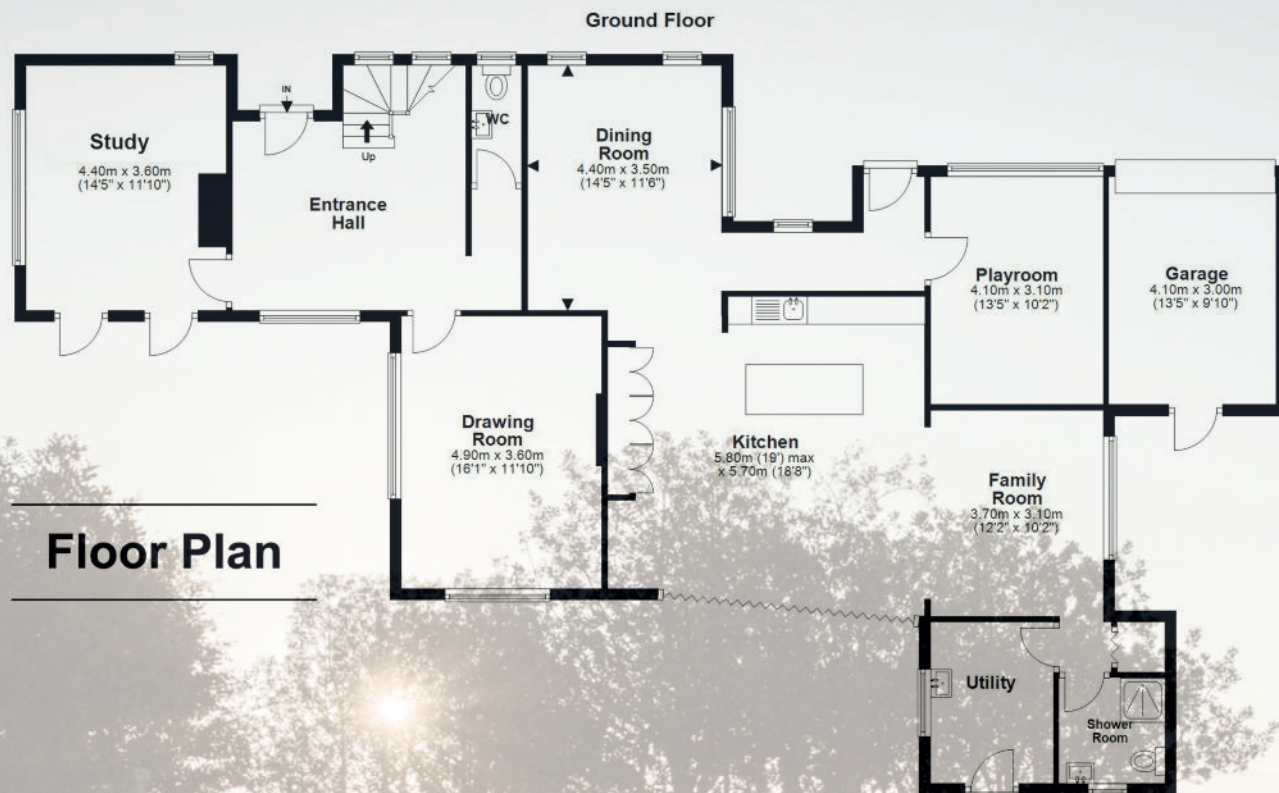
Grounds & Gardens

The property is approached from Partridge Road giving direct access to the front door over a gravel drive which provides off road parking. Gated side access leads to the south facing rear garden.

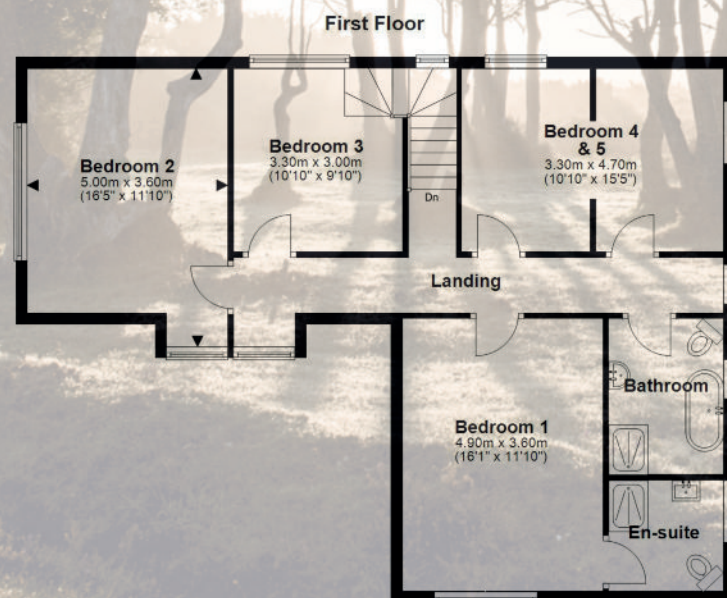
Adjacent to the open plan living room and bi-fold doors is a large sun terrace area ideal for alfresco entertaining with the remaining garden being mainly laid to lawn with the boundaries defined by brick and stone walling. The garden itself was relandscaped in 2018 creating a larger environment and offers a fully walled garden with shed and access to garage from the front and rear.







Floor Plan



Approx Gross Internal Area
228.0 sqm / 2450.0 sqft



Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: TBC

Mains gas, electric, water and drainage

Property construction: Standard construction

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)

Agents Note: All windows were updated in 2012, in keeping with the character and age of the property and are double glazed. A new boiler to be installed in March 2025.

Directions

From our office in Brookley Road, turn right and proceed along to the first cross roads. Turn right into Sway Road and take the second left into Partridge Road and Eden Lodge can be found as the first property on the right hand side.

Situation

The property is located in the centre of the village within easy walking distance of all amenities including the mainline station with direct train link to London Waterloo, local primary school and a good community of shops, restaurants, pubs and many local hotels with health & spa membership.

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.







“

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.

”

The Local Area

Brockenhurst is the largest village in the New Forest, boasting a thriving and lively community with all the necessary essentials of a proper working village, including a butcher, bakery, greengrocer, cafes and tea houses, plus services such as a doctor, dentist and post office. In addition, the village boasts an 18 hole championship golf course, a luxurious spa and a number of highly regarded hotels including the Balmer Lawn, the Pig and Careys Manor, all of which offer fine dining restaurants.

In Brockenhurst the New Forest is all around you and wild ponies, deer and cows roam at will. The North and South Weirs streams join and as one flow through Brockenhurst. In Brookley Road in the warmer months of the year the stream flows across the road, commonly referred to as The Splash.

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.

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:

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA

T: 01590 622 551 E: brockenhurst@spencersproperty.co.uk

www.spencersproperty.co.uk