



FELLS GULLIVER

PROPERTY EXPERTS

*Est. 1988*

New Forest

# Eden Lodge

Partridge Road • Brockenhurst • SO42 7RZ





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A charming and substantial house dating back to 1910, benefitting from a magnificent kitchen/family room with bi-folding doors opening out to the south facing garden. This delightful five/six bedroom property retains an abundance of character features and offers spacious and versatile living accommodation. The property is located within a short level walk of the village centre and is offered for sale with no forward chain.



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£1,295,000

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## Key Features

- Offered for sale with no forward chain
- Large entrance hall with eye catching 'Arts and Crafts' feature staircase
- Utility room, shower room and cloakroom
- Ground floor bedroom six and separate study/bedroom
- South facing garden with sun terrace, driveway parking for multiple vehicles and garage
- EPC Rating: D
- Magnificent kitchen/family room with quality integral appliances and bi-folding doors opening out onto the sun terrace and underfloor heating in kitchen area
- Dual aspect sitting room with feature fireplace
- Breakfast room/playroom
- Large master bedroom with en-suite shower room and four further first floor bedrooms
- Spacious first floor family bathroom with roll-top bath and separate shower cubicle

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# Description

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Located in the heart of the village centre, this charming and notable residence of historic interest, and what used to be originally the village Doctors home and surgery, was built circa 1910. This delightful property offers a wealth of original features and has the benefit of a substantial extension, which has created a spacious, contemporary open plan kitchen/dining/living area. There is a sunny enclosed rear garden, garage, ample off road parking and the property is offered for sale with no forward chain.

Solid wooden front door with covered entrance porch with wooden pillars leading into the spacious reception hall, which has the original parquet flooring and a window to the rear aspect. The 'Arts and Crafts' style turning staircase with full height oak balustrade leads up to the first floor, with two feature windows to the front aspect. Door through to the inner lobby with cloakroom with WC, wash hand basin and window to the front aspect. To the right of the reception hall there is a door into the study/bedroom five which has parquet flooring, windows to the front and side aspect and two doors to the rear aspect leading outside to the covered veranda area. From the reception hall there is a door through to the sitting room with exposed beams, an original open fireplace with an attractive marble and cast iron surround, parquet flooring and windows to the side and rear aspect, overlooking the rear garden. From the inner lobby, a door leads into the breakfast room with windows to the front and side aspect, which would be ideal for use as a playroom. Opening through to the superb kitchen/family room and further hallway gives access to a door leading out to the front aspect and a door into bedroom six which has a window to the front aspect. The stunning kitchen/family room is a light and airy room with large bi-folding doors leading out onto the rear terrace and garden beyond. There is a comprehensive range of floor and wall mounted cupboard units with granite worksurfaces, inset sink unit with mixer tap, high quality integrated appliances include a double oven, grill and microwave, dishwasher and tall fridge freezer. Large impressive island with granite worksurfaces with a raised wooden breakfast bar area, an abundance of storage cupboards and drawers beneath and an integrated four ring ceramic hob with ceiling mounted extractor hood. Tiled floor with underfloor heating in the kitchen area. Dining area with vaulted ceiling and full height feature windows. Door into the rear lobby where there is storage cupboard and a shower room with shower cubicle, WC, wash hand basin and window to the rear aspect. Utility room with space and plumbing for washing machine and tumble dryer, wall mounted gas fired central heating boiler, cupboard units, window to the side aspect and door leading out to the rear garden.

First floor landing with hatch giving access to the loft space, which is fully boarded and provides excellent storage. Spacious master bedroom with range of built-in wardrobes, window overlooking the rear garden and en-suite shower room with shower cubicle, WC, wash hand basin with vanity storage beneath, window to the side aspect and tiled floor with underfloor heating. Large bedroom two has a range of built-in wardrobes and window to the side aspect. Bedroom three has a built-in wardrobe and window to the front aspect. Bedroom four has a built-in cupboard, feature inset corner shelving and window to the front aspect. Bedroom five also has a window to the side aspect and feature inset corner shelving. The spacious family bathroom comprises of a cast iron roll top bath with hand-held shower attachment, shower cubicle with mains shower unit, pedestal wash hand basin and W.C, heated towel rail, tiled floor, part tiled walls and window to the side aspect.

Outside to the front, the property is approached from Partridge Road giving direct access to the front door over a gravelled driveway which provides off road parking for a number of several vehicles and the boundaries have wooden picket fencing. There is a garage with double wooden doors. Gated side access leads through to the south facing rear garden. Adjacent to the open plan kitchen/family room with bi-fold doors is a large paved 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. There are borders, various mature plants, shrubs and trees. 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.

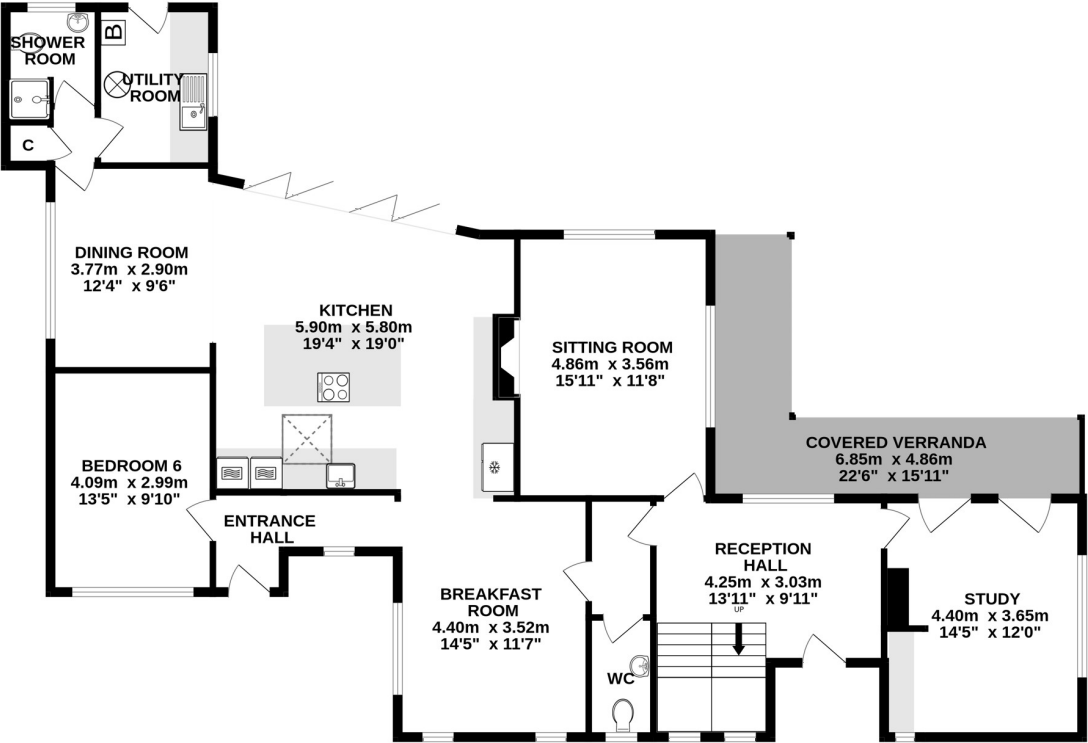
N.B. All windows were updated in 2012, in keeping with the character and age of the property and are double glazed. The new boiler was installed in March 2025.

The property is conveniently located within a short level walk of Brockenhurst village centre, in the heart of the New Forest, close to shops and amenities. 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.

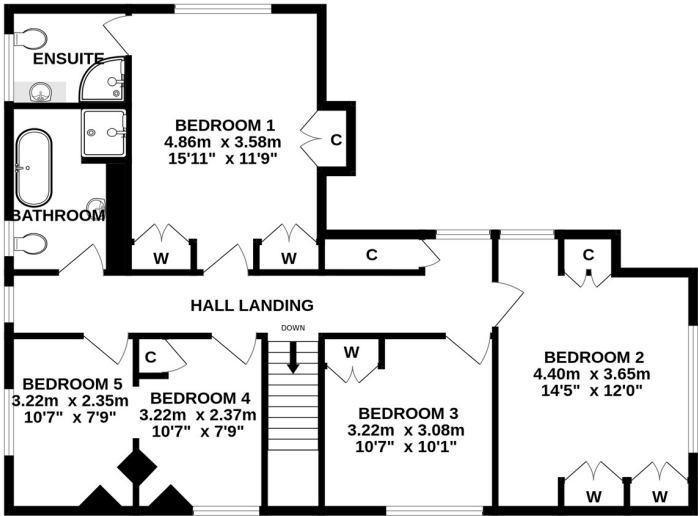


# Floor Plan

GROUND FLOOR  
137.6 sq.m. (1481 sq.ft.) approx.



1ST FLOOR  
86.5 sq.m. (931 sq.ft.) approx.



EDEN LODGE  
TOTAL FLOOR AREA : 224.2 sq.m. (2413 sq.ft.) approx.  
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