



Glenleigh

Eastbank Road, Brockenhurst, Hampshire, SO42 7RW

SPENCERS
NEW FOREST





GLENLEIGH

EASTBANK ROAD • BROCKENHURST

An impressive double fronted period residence which has been subject to extension by the current vendors and offers well configured and balanced accommodation combining an elegant fusion of modern fittings and period features.

The property is set conveniently for the mainline train station and village amenities and further benefits from a garage, off street parking and gardens.

£1,100,000



4



4



2





The Property

An entrance porch with tiled floor opens into a welcoming hallway, which in turn opens to the principal living rooms, including a dining room and study to the front and a delightful double aspect sitting room to the rear with feature fireplaces to both reception rooms.

The kitchen/breakfast room has been extended to offer a superb open plan family room with a range of modern units, peninsular breakfast bar and is complimented with an Aga cooker. This room also benefits from doors opening onto the rear terrace and large Velux windows set into the vaulted ceiling affording lots of light.

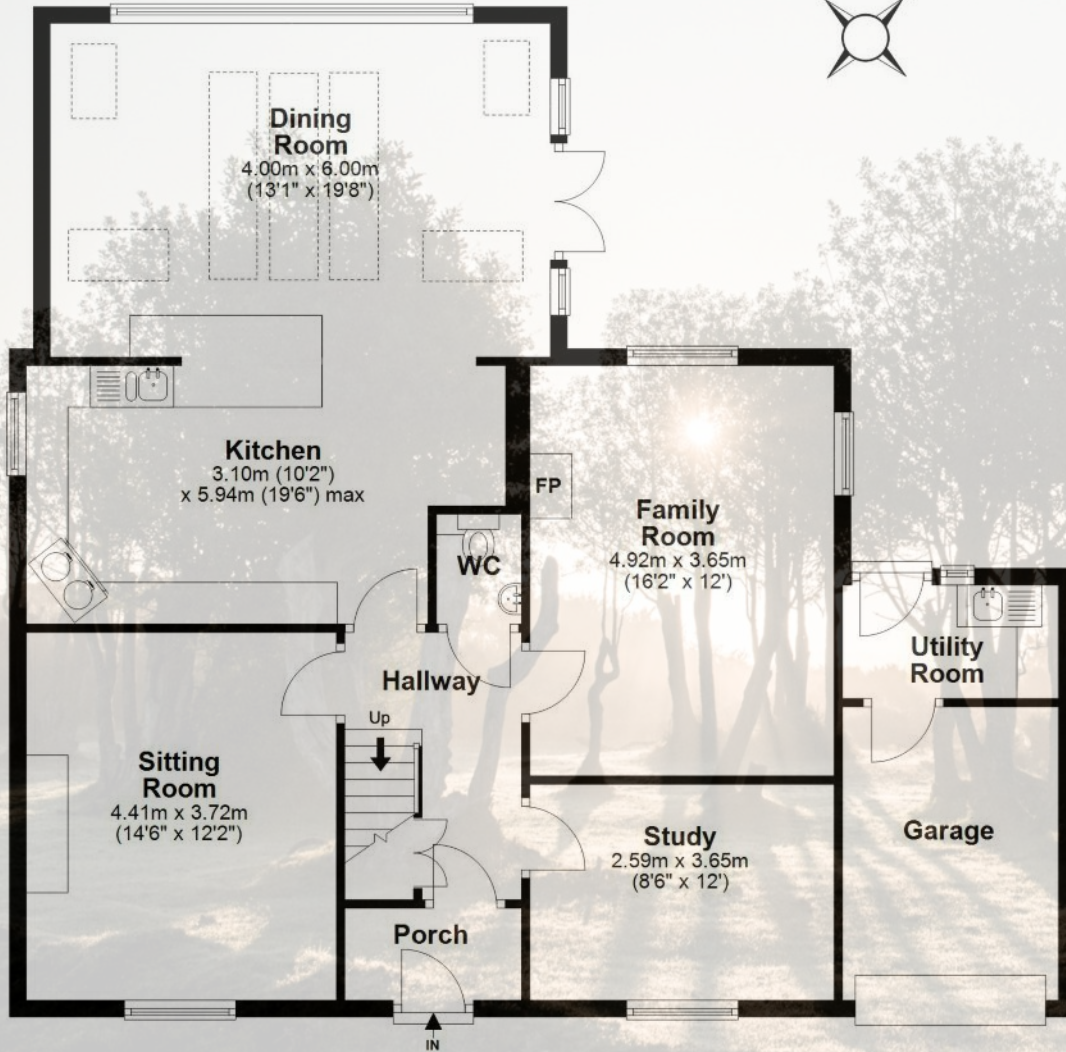
To the first floor, a large landing area provides access to the principle bedroom with en-suite shower room, three further bedrooms and a family bathroom.

Of further note is the loft space, which subject to the necessary consents, offers potential to create additional accommodation to suite a variety of purposes.

NB. The rear of the garage has been sectioned to house a utility area with plumbing for appliances.

Floor Plan

Ground Floor

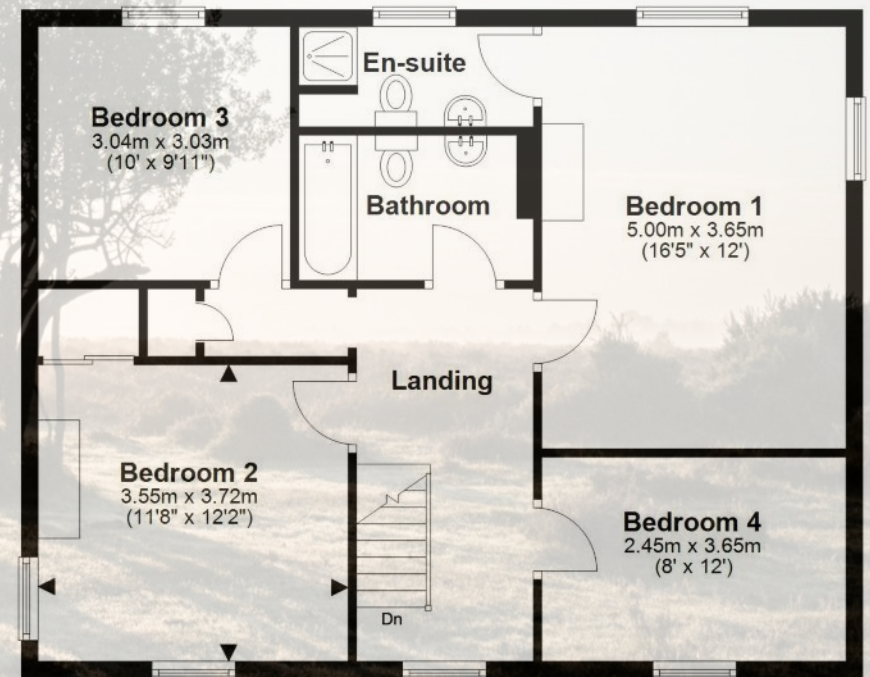


Approx Gross Internal Areas

House: 170.5 sqm / 1835.2 sqft
Garage: 13.4 sqm / 144.0 sqft

Total Approx Gross Area: 183.9 sqm / 1979.2 sqft

First Floor





Grounds & Gardens

To the front of the property is a low maintenance garden with some planted shrubs bordered to the fore by a low rise wall with brick pillars and attractive wrought iron fencing inset.

Set to the side are double gates opening onto a gravel driveway providing off road parking and access to the garage which has been divided to provide storage to the front section accessed by double doors to the front. The rear section is utilised as a utility room with plumbing for appliances and sink unit and a personal door leads to the rear garden.

Adjoining the rear of the property is a paved sun terrace providing an ideal space for entertaining.

From here there are steps down into the rear garden, which is mainly laid to lawn with some herbaceous planting.

Set within the rear garden is a summer house to one side of the plot.



Services

All mains services connected.

Energy Performance Rating: D Current: 63 Potential: 79

Directions

From our office in Brockenhurst turn left and proceed up Brookley Road and take the first right into Sway Road. Take the first left into Avenue Road and proceed to the end of the road. Turn right into Eastbank Road and the property can be found on the right hand side.



The Situation

The property is conveniently situated close to the centre of Brockenhurst Village and within a short walk of the mainline railway station with direct links to Southampton Central, Winchester and London Waterloo. The village enjoys a good local community with a selection of boutique shops, everyday stores, cafes and restaurants catering for everyday needs.

The picturesque village of Beaulieu lies 7 miles to the east with the marina of Bucklers Hard on the Beaulieu River. 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.

Points Of Interest

Brockenhurst Train Station	0.1 miles
Careys Manor	0.3 miles
Brockenhurst Sixth Form	0.4 miles
Brockenhurst Golf Club	0.6 miles
The Pig	1.8 miles
Sway Train Station	2.8 miles
Limewood	3.4 miles
New Forest Golf Club	4.1 miles
Lymington Hospital	3.5 miles

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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