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ESTATE AGENTS

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Brooklands Lodge, Gosport Lane, Lyndhurst, SO43 7BP

£835,000

- Wonderful period property
- Wealth of charming period features
- Arranged over three floors
- Two reception rooms
- Extending to 1800 sq. feet of internal space
- Village location
- Extensive cellars
- 3-4 bedrooms
- Viewing essential
- Stunning 1/2 acre garden





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Brooklands Lodge is a superb period property on the outskirts of Lyndhurst. The house has a wonderful history and is available to purchase for the first time in 30 years. In keeping with its era there is a wealth of period features and charm running through the flexible and individual accommodation.

Lyndhurst is the capital of The New Forest. The pretty High Street offers an eclectic range of boutiques, eateries, and public houses with a local library, village hall, and visitors centre. Lyndhurst also has a doctor's and dentist practice and is a short stroll from the open Forest.



Approached over a private driveway with ample parking the covered entrance vestibule leads to a front door. The ground floor is dominated by a superb sitting room, with an open fireplace and large window overlooking the front walled garden. From the sitting room, there is a staircase down to the kitchen breakfast room, which is adjoined by a separate dining room. On this level is also found the family bathroom.



On the lower ground floor accessed from a separate staircase, there is a very spacious home office that could also be used in a number of ways, such as a large playroom, additional bedroom, or teenager's den. Adjacent to this is a further extensive cellar that could provide additional storage or accommodation subject to the necessary consent. The well-proportioned three bedrooms are found on the second and third floors.

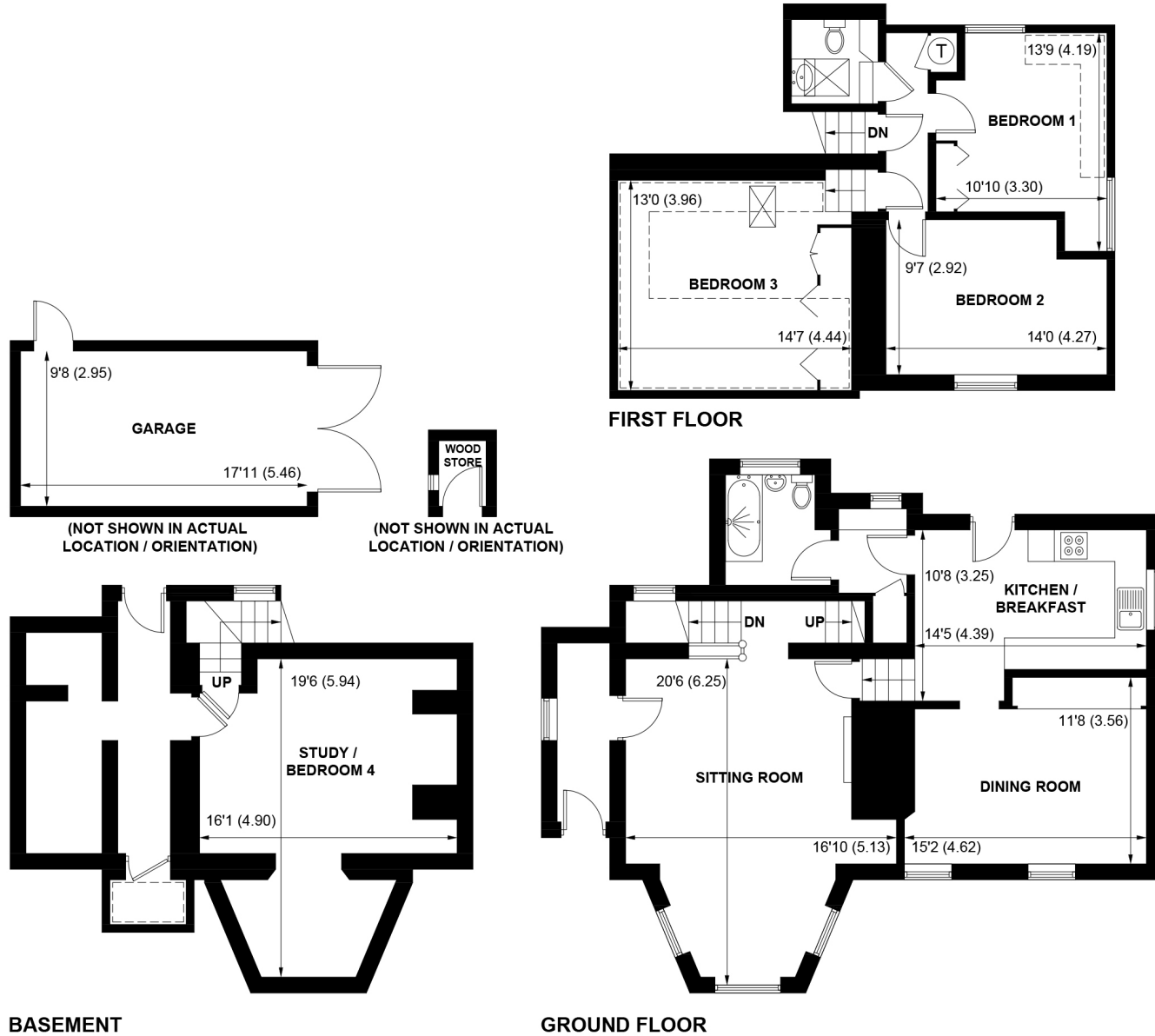






Outside there is a delightful walled garden to the front of Brooklands Lodge with an array of mature borders and shrubs. A courtyard ideal for Alfresco dining and the remainder of the garden is laid to lawn and extends to approximately $\frac{1}{2}$ an acre which offers a good degree of privacy and seclusion. There is a gated drive leading to ample off road parking and garage.





APPROXIMATE GROSS INTERNAL AREA = 1354 SQ FT / 125.8 SQ M

BASEMENT = 464 SQ FT / 43.1 SQ M

GARAGE & WOOD STORE = 185 SQ FT / 17.2 SQ M

TOTAL = 2003 SQ FT / 186.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

Produced by Emzo Marketing



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