



South Marden *Rhinefield Road, Brockenhurst, SO42 7SQ*

SPENCERS
NEW FOREST



HOUSE RULES
Don't over-entertain
Say please & thank you
Don't drink & drive
Don't use the phone at the table
Don't leave your seat
Don't talk with your mouth full
Don't be mean
Don't drink too much
Don't be late
Don't forget to say hello
Don't be rude
Don't forget to say goodnight
Don't forget to turn it off
Be honest





SOUTH MARDEN

RHINEFIELD ROAD • BROCKENHURST

A beautiful five bedroom, three bathroom period property which has been extended and renovated to a high standard and forms a substantial portion of a large country house built in the 1890's. Tucked away at the end of a private drive set opposite the open forest and positioned within generous private grounds with a detached barn style garage, and further summer house, currently used as a gym, at the rear of the garden.

The property enjoys many period features including high ceilings, light and airy accommodation, fine reception rooms and a magnificent kitchen with stunning orangery/dining room. The property also benefits from no onward chain.

£1,899,950



5



2



3





The Property

A large glazed porch leads to the spacious reception hall with exposed timber floor and an ornate turning staircase to first and second floor. Original wood panelled doors lead to all principle rooms which also enjoy high ceilings. The cloakroom is fitted with a Victorian style suite and has an attractive mosaic tiled floor.

The magnificent drawing room has painted wood panelled walls and exposed timber flooring, double aspect windows overlook the garden and there is an ornate fireplace housing a log burning stove. The study/snug has a delightful box bay window to the front aspect.

The beautiful hand painted kitchen has a large central island with a granite work surface and a stunning open dresser unit with ample display and storage. The appliances are incorporated within the kitchen and include space for an American style fridge/freezer, built in Neff microwave, a gas rangemaster cooker, wine cooler and a dishwasher. The room opens to an impressive orangery, with underfloor heating and ample space for dining enjoying aspects across the garden and doors open to the new porcelain tiled terrace with covered outside kitchen and seating area.

The first floor accommodation includes a generous principal bedroom overlooking the gardens with a range of built-in wardrobe and large en-suite which is fitted with a stylish bath, walk in shower cubicle, W.C. and twin basins. There are two further double bedrooms to this floor and the family bathroom, comprising a bath with tile surround, separate shower cubicle and twin basin.





Floor Plan

Ground Floor

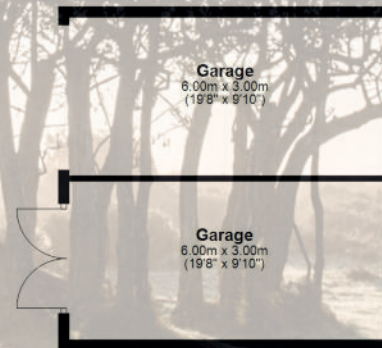
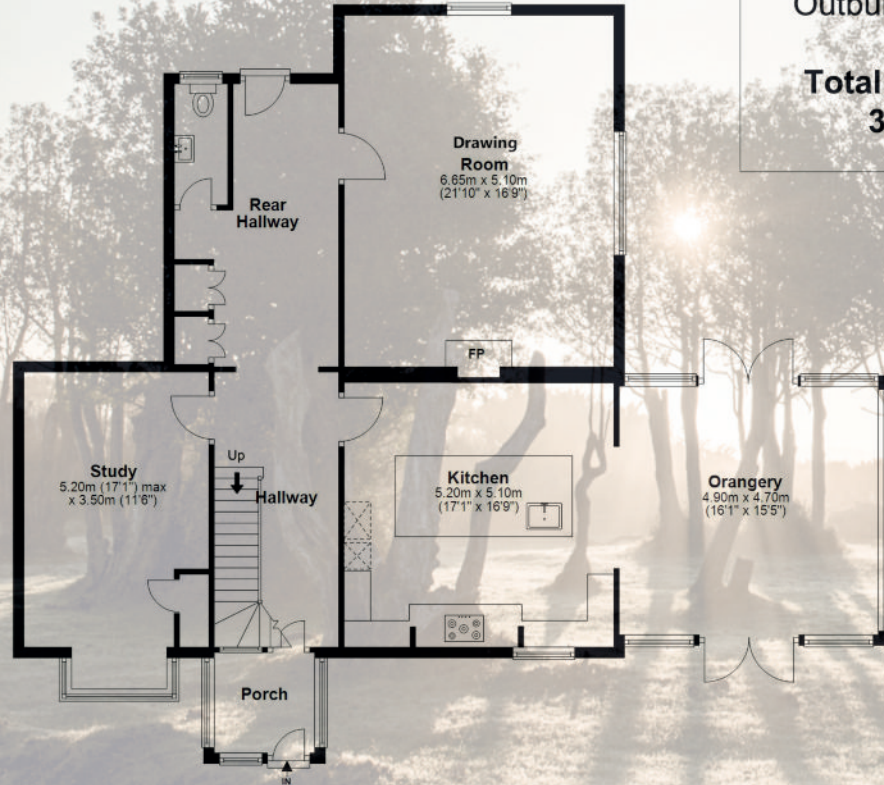


Approximate Gross Internal Areas

House: 304.4 sqm / 3276.5 sqft

Outbuildings: 57.6 sqm / 620.0 sqft

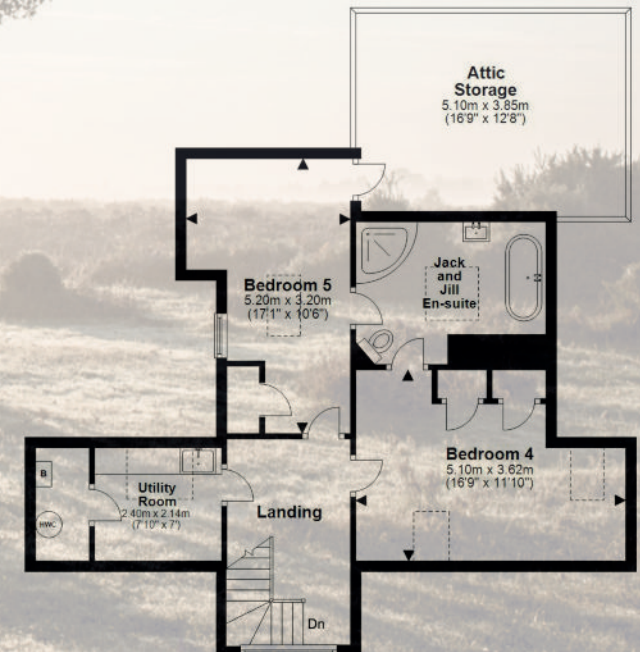
Total Approximate Gross Area:
362.0 sqm / 3896.5 sqft

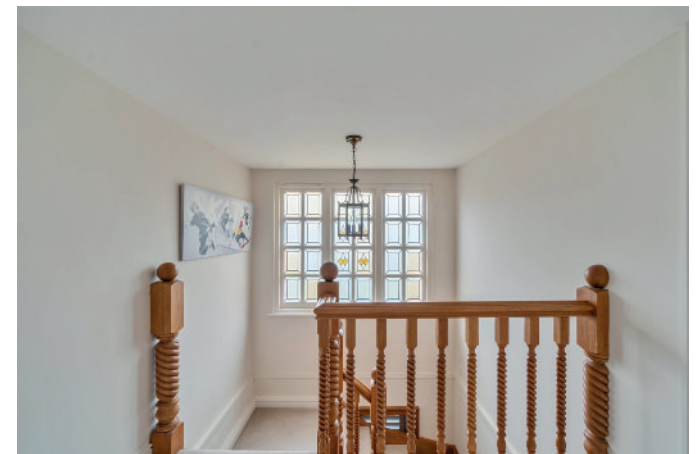


First Floor



Second Floor







The Property Continued...

The staircase continues to the second floor with an attractive stained glass window flooding the landing with ample light. There are two further bedrooms with lantern windows and a 'Jack and Jill' bathroom incorporating a free standing claw footed bath, wash hand basin, separate shower cubicle and W.C.

A further door from the landing leads to a laundry/utility room with storage and sink, velux window, space and plumbing for domestic appliances and a boiler cupboard housing the boiler and mega flow system.



Grounds & Gardens

The property is approached from Rhinefield Road via a driveway leading to double wooden electric gates which denotes the start of the driveway for the property. This leads to a detached oak framed double garage and thereafter to an area of parking where there is a lawned garden and a timber garden shed. Further double wooden gates and a single wooden gate lead to more extensive private gardens which have been beautifully landscaped and tended incorporating a porcelain tile pathway to the main entrance.

The lawn wraps around the property and accessed from the orangery is a large porcelain tile terrace ideal for alfresco dining area with an impressive wooden covered outdoor kitchen and seating area. There is another woodland garden with meandering path leading through the trees. Finally there is a sports and games area with astro turf leading to an oak framed summer house, currently used as a gym and games room.





Situation

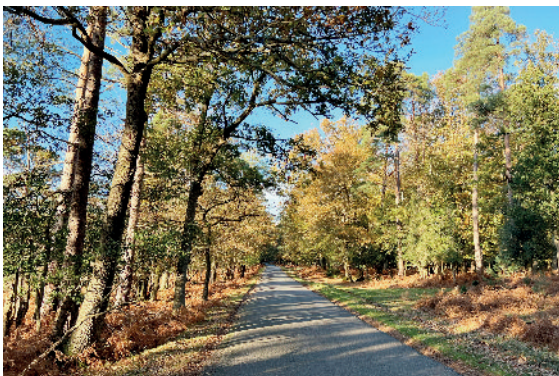
Set back along a shared private driveway off Rhinefield Road, which offers increased privacy and security with the open Forest opposite and the village centre only a 4 minute walk away. The village has excellent facilities with direct train link to London Waterloo (90 minutes), a community of shops, restaurants, pubs and excellent local hotels with health & spa membership.

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.

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.



Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: D Current: 66 Potential: 77

Mains gas, electric, water and drainage

Gas central heating

Property construction: Solid brick

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property

Superfast broadband

Mobile coverage: No known issues, buyer to check with their provider.

The property is affected by a Tree Preservation Order (TPO).

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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