



**Etton House**

*The Rise, Brockenhurst, SO42 7SJ*

**SPENCERS**  
NEW FOREST





# ETTON HOUSE

THE RISE • BROCKENHURST

*In the heart of the village a four/five bedroom detached house with garage and ample parking within an easy walk of all amenities. Delightful private garden of a manageable size surrounds the house.*

£999,950



4/5



3



2





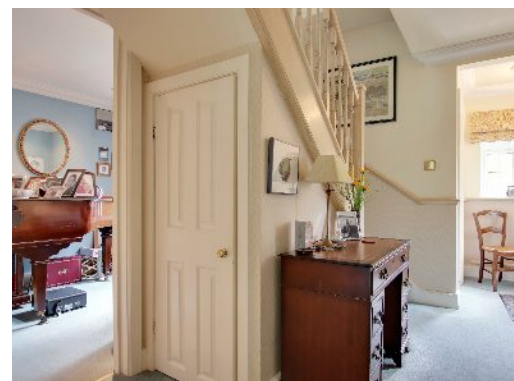
## The Property

The entrance hallway is light and bright with a cloakroom and where the stairs rise to the first floor. Glazed double doors lead into the spacious sitting room with a large bay window and glazed door to the rear garden and a fireplace fitted with a gas fire. There is another reception room currently used as a music room with front aspect window.

The kitchen is accessed from the hall with ample fitted limed oak cupboards and integral appliances which include an eye level oven and grill, electric hob, fridge and slimline dishwasher. A door leads to the dining room with rear aspect window and views to the garden. Adjacent to the dining room is a spacious utility room and laundry. This room has a door to the front and rear of the house and is where the gloworm gas boiler is located.

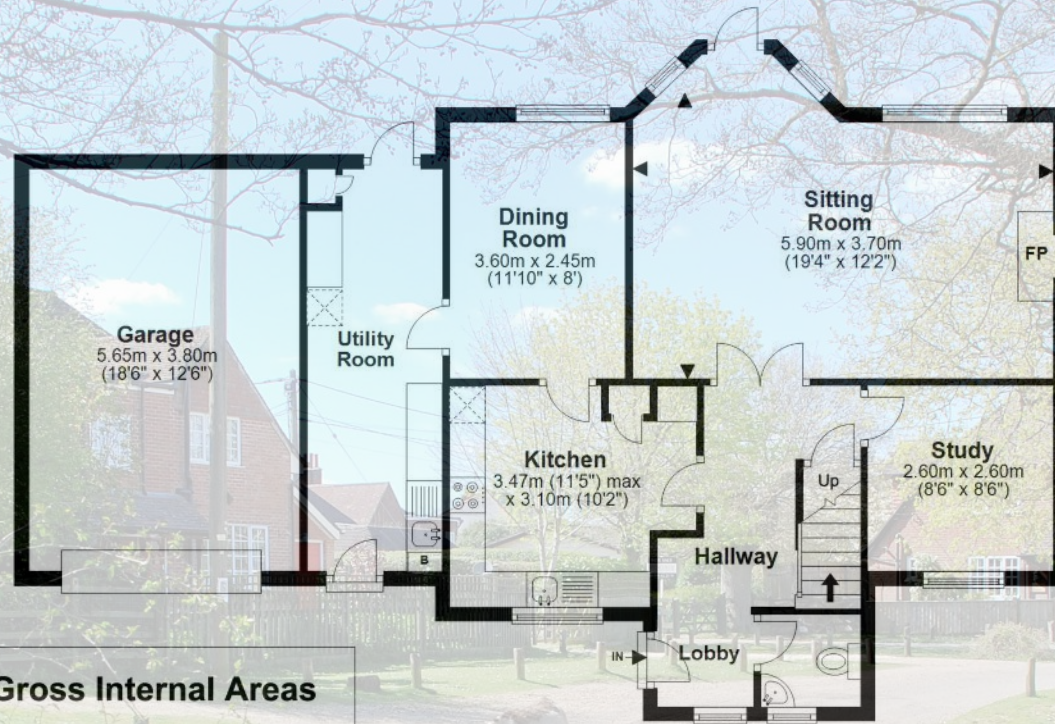
The first floor landing has a large loft hatch to the boarded loft. The principal bedroom suite is delightful with ample light from a large bay window and separate rear aspect window. There is ample fitted furniture and a door to the en suite shower room with WC, basin and heated towel rail.

Bedroom two has room for two single beds and has a large velux window to the rear and a walk in wardrobe cupboard. Bedroom three and four have fitted furniture. Bedroom five has been fitted as a dressing room with front aspect window. These rooms are served by the fully tiled family bathroom with a shower over the bath, WC, basin and heated towel rail.



# Floor Plan

## Ground Floor

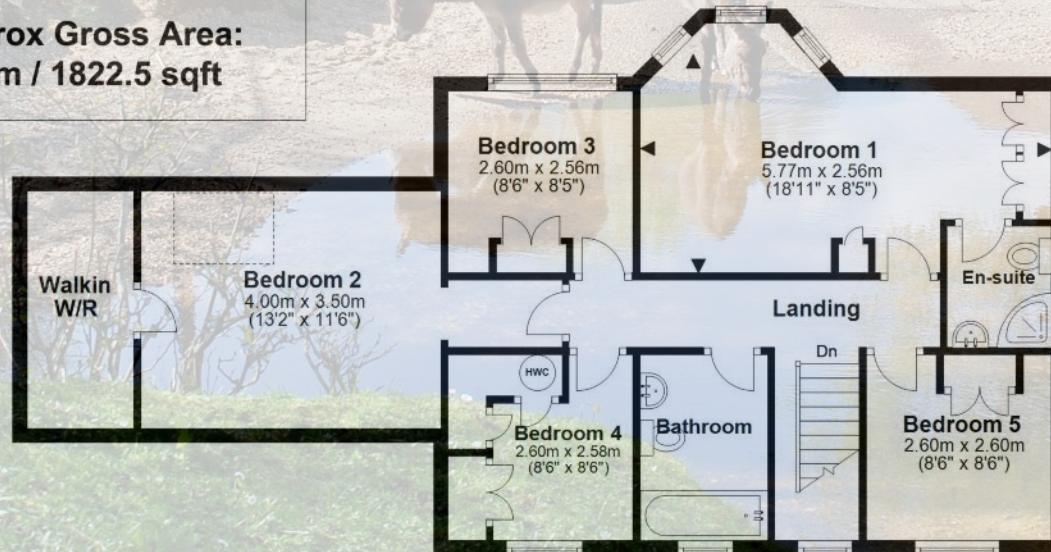


### Approx Gross Internal Areas

House: 148.5 sqm / 1593.3 sqft  
Garage: 21.3 sqm / 229.2 sqft

**Total Approx Gross Area:  
169.8 sqm / 1822.5 sqft**

## First Floor





## Grounds and Gardens

Five bar entrance gates lead onto a generous driveway with parking in front of the integral garage and there is access to the private garden to both sides of the property. The rear garden is south facing and very private with mature shrubs and hedging and mainly laid to lawn with a patio area.

## Directions

From our office turn right and proceed down Brookley Road, over the watersplash and to the T junction. Turn left and almost immediately left again into The Rise. The property can be found after approximately 200 metres on the right hand side.

## Additional Information

Services: Mains electric, gas, water and drainage

Tenure: Freehold

Energy Performance Rating: D Current: 62 Potential: 74

## 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.



## The Situation

The property is situated on The Rise, a popular road being close to the open Forest and enjoying easy access to a well-regarded primary school, Sixth Form College and the centre of Brockenhurst Village, which offers a good local community of shops and restaurants. Also within walking distance is the mainline railway station with direct links to London Waterloo.

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.



For more information or to arrange a viewing please contact us:

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