



**New Mead House**

*Broadlands Road, Brockenhurst, SO42 7SX*

**SPENCERS**  
NEW FOREST









# NEW MEAD HOUSE

## BROADLANDS ROAD • BROCKENHURST

*A generous detached five bedroom house providing accommodation across three floors, the property is set within a charming, private and tranquil position on one of the rarely available and highly sought after forest roads within the village of Brockenhurst.*

*The accommodation currently offers five double bedrooms, one with ensuite facilities, generous reception rooms, a sociable kitchen/dining room, spacious sitting room with open fire and a large garden room. Further benefits include a landscaped part walled rear garden and double garage with off street parking.*

£1,595,000



5



5



2





## The Property

An airy entrance hall leads to a dual aspect living room with a feature fireplace with working open fire, attractive leaded light window to the front and patio doors granting access to the landscaped rear garden.

The dining room is located off the living room which, in turn, leads into the generous garden room. A downstairs w/c with vanity hand wash basin is found next to a study/playroom which is located adjacent to the double garage. The separate utility room has a stainless steel sink with drainer, space for a washing machine and houses the Veissmann boiler.

The kitchen/diner features a part vaulted ceiling with wooden beams and has a range of wooden wall and base units, stone worktops, Britannia range cooker with four gas ring hobs and grill with extractor hood over, an integral microwave, stainless steel sink with drainer, integral dishwasher and fridge. The dining area benefits from under-floor heating. Patio doors lead from the kitchen/diner into the spacious garden room which enjoys views of the beautifully landscaped, walled, rear garden.

To the first floor are four double bedrooms, all boasting generous storage, one of which is accessed via a dressing area. Bedroom one has an en-suite comprising separate shower cubicle, w/c, bath with shower attachment, hand wash basin with large vanity storage beneath, heated towel rail and is tiled to half-height. There is a separate family shower room with extra-large shower, w/c, vanity hand wash basin and heated towel rail.

To the third floor is a large bedroom with Velux windows to both sides and a feature window overlooking the staircase. There is also a well-equipped office with built-in shelving and desk. This area would also suit a dependant relative and make a superb suite or further reception/media room.









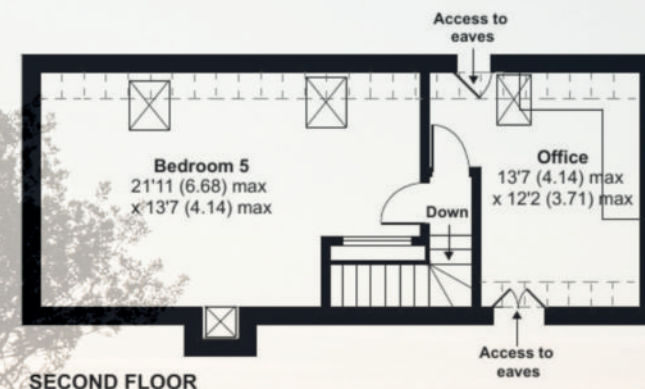
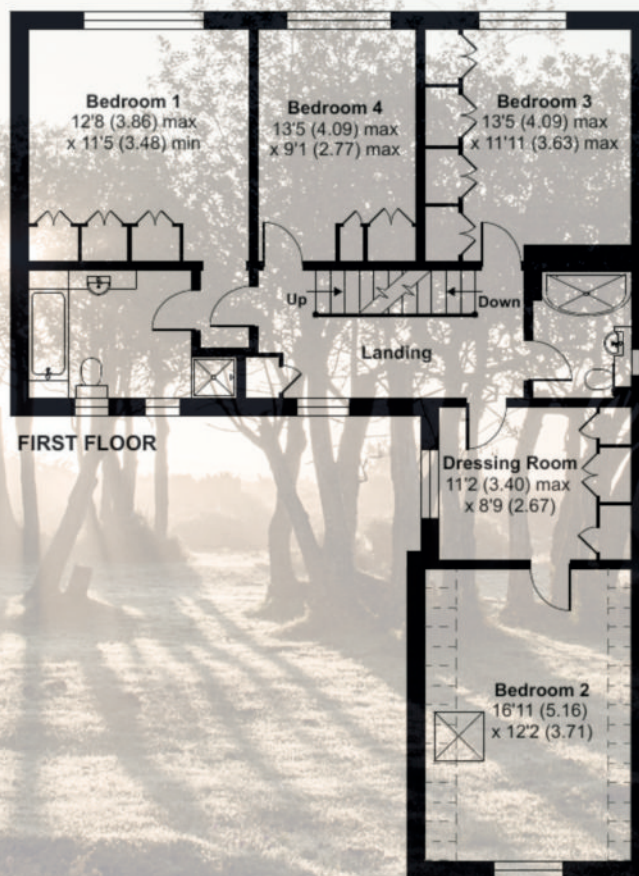
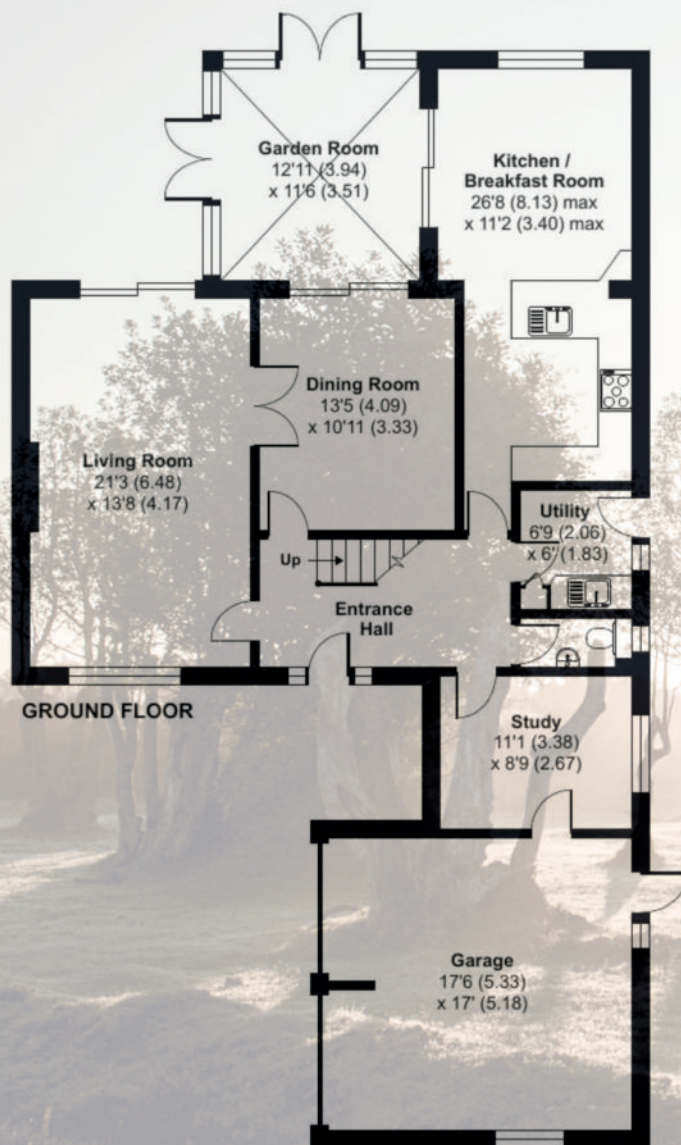
Approximate Area = 2864 sq ft / 266 sq m (includes garage)

Limited Use Area(s) = 163 sq ft / 15.1 sq m

Total = 3027 sq ft / 281.2 sq m

For identification only - Not to scale

Denotes restricted  
head height















## Grounds & Gardens

A real feature of the property is the stunning landscaped part walled garden, laid to lawn with herringbone brickwork pathway and circular feature with raised rose bed. There are established shrubs, plants and trees all contributing to the overall "secret garden" feeling of the outdoor space.

To the front, a five bar gate leads to a gravelled area providing ample parking set in front of the double attached garage. A lawned area and mature shrubbery contribute to the kerb appeal of the property.

## Directions

From our office in Brookley Road, turn right and proceed over the Watersplash, before turning right onto Rhinefield Road. Continue along the Rhinefield Road passing The Forest Park Hotel, before turning left into Broadlands Road. New Mead House will be found on the right hand side of the road.

## 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.





## Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: D

Mains electricity, gas, water and drainage.

Gas Central Heating

Property construction: Brick and tile

Ultrafast broadband with speeds of up to 1800Mbps is available at the property (Ofcom)

Commoners Rights

## Situation

The property is located in a rarely available and highly sought after location in a private no through lane. The open forest is accessed via a footpath leading down into North Weirs or at the start of the lane, where the forest lies opposite.

The village offers a mainline railway station with direct links to London Waterloo in approximately 90 minutes and a good local community of shops and restaurants.

The Georgian coastal town of Lymington is only 4 miles to the south with its famous Saturday country market, extensive yachting facilities and ferry service to the Isle of Wight. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3, giving access to London.





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*This leafy village on the southern edge of the New Forest has everything you could want for family life in the Forest*

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## 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.





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

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA

T: 01590 622 551 E: [brockenhurst@spencersproperty.co.uk](mailto:brockenhurst@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)