



Rathcol

Rhinefield Road, Brockenhurst, SO42 7QE

SPENCERS
NEW FOREST





RATHCOL

RHINEFIELD ROAD • BROCKENHURST

A fantastic opportunity to purchase a substantial detached bungalow available for the first time in over 40 years and offering considerable potential for further enlargement (STP) close to the heart of the village.

The property has been lovingly maintained and extended by the current owner and extends to approximately 1458 sq.ft. and further benefits from a beautiful mature south facing rear garden, attached garage and off-road parking. The property is set within the cattle grid and close proximity of the open forest at Aldridge Hill.

£1,075,000



4



2



1





The Property

This highly desirable bungalow was built circa 1969 with only two previous owners and has been extended in recent years to offer generous accommodation. The entrance hall links all of the accommodation with a cloakroom and storage cupboards set off it.

A generous dual aspect living room is set at the rear of the property overlooking the private rear garden with a door leading out to the rear terrace. A large bay window and side window allow for plentiful light. A central feature fireplace benefits from a living flame gas fire with complimentary stone surround.

The dining room is set adjacent at the rear of the property and again benefits from views across the garden.

A well fitted modern kitchen/breakfast room is set at the front of the property with access out to the front garden/orchard and windows overlooking this pretty area and forest beyond. There is an extensive range of fitted units and coordinating worksurfaces with integrated oven and hob with space for a small breakfast table and chairs.

Set off the hallway there is a modern family bathroom with bath and shower fittings overhead, WC and wash hand basin.

Bedroom three is set at the end of this hall which overlooks the front drive and forest beyond.

A further inner hallway cleverly leads to the three further bedrooms. The principal bedroom overlooks the rear garden and offers space for storage. Bedroom two has French doors leading out to the rear garden with the fourth bedroom/office overlooking the front and providing recessed space for a desk and which completes the accommodation.



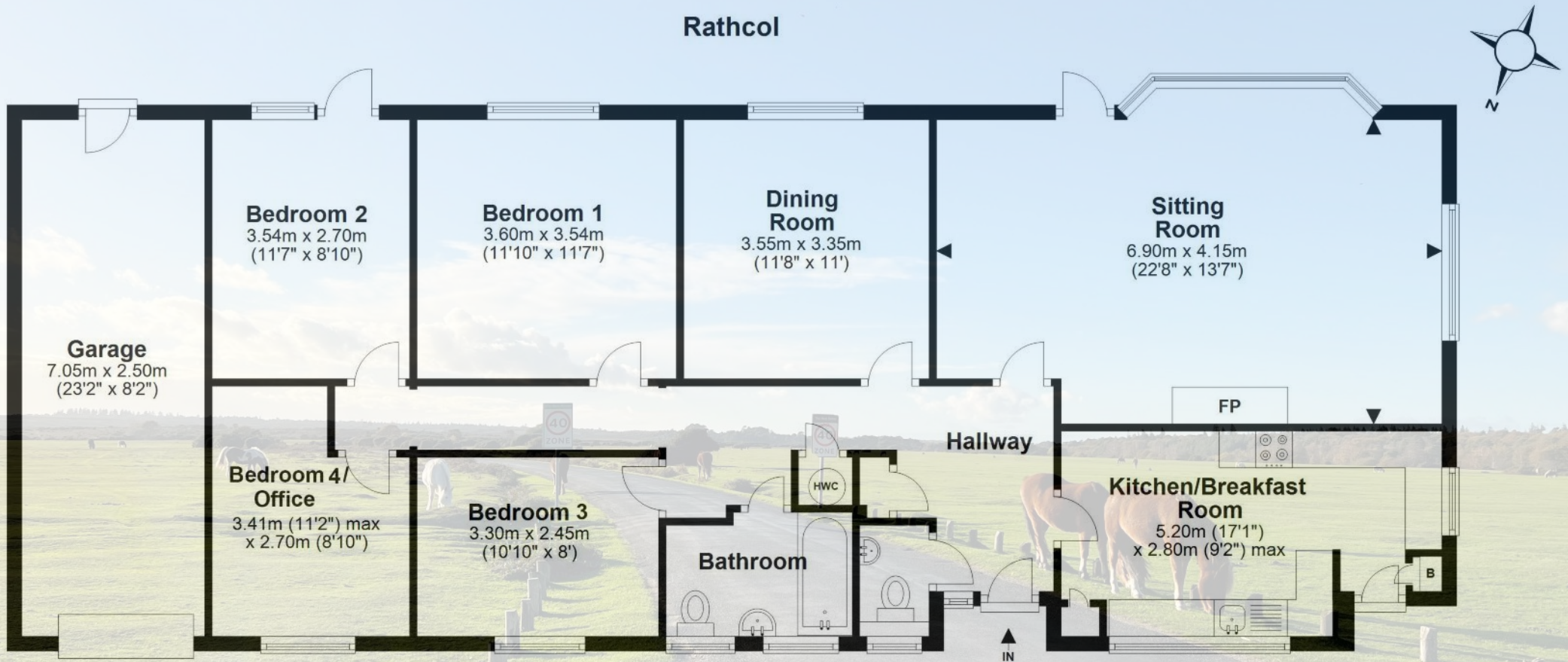
Floor Plan

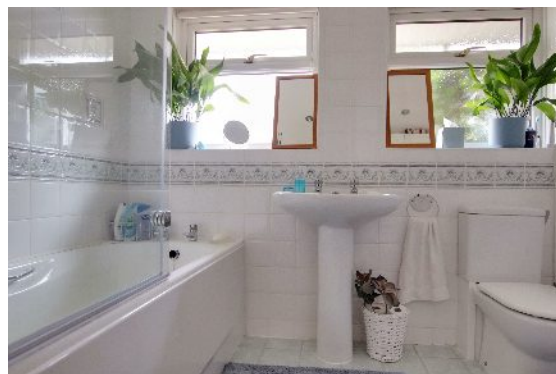
Approximate Gross Internal Areas

Bungalow: 117.2 sqm / 1261.5 sqft
Attached Garage: 18.3 sqm / 197.0 sqft

Total Approximate Gross Area: 135.5 sqm / 1458.5 sqft

Rathcol





Grounds and Gardens

The property is set back from the road in a slightly elevated position accessed via a cattle grid leading onto the driveway which provides ample off street parking. A single attached garage is set to one side with electric roller door. A side gate leads to an enclosed part of the front garden which has previously been used as a chicken run but is currently laid out as a small orchard with a plum and pear tree and a useful shed to the side. The remainder of the front garden features a mature bed of shrubs with ornamental magnolia tree providing screening and privacy. A further gate from here leads round to the side and rear garden.

A wonderfully established south facing garden to the rear is a real feature of this property and has been planted with an array of shrubs and plants providing colour throughout the seasons including azaleas and extensive climbing roses. The garden is predominantly laid to lawn with a summer house set to the rear, a number of seating areas including a paved terrace abutting the rear of the property with an attractive walled area. A feature gazebo is set outside bedroom three with stunning climbing wisteria. The garden offers a high level of privacy and seclusion as well as a safe environment for children to play. In total, the grounds extend to just under 0.25 acre.

Directions

From our office in Brookley Road, turn right and proceed over the Watersplash turning right onto Rhinefield Road. Proceed along the road passing the Forest Park Hotel and New Forest Drive on the left hand side. The property is the last house on the left hand side just before the turning for Oberfield Road.

Additional Information

Services: Mains electric, gas, water and drainage

Tenure: Freehold

Energy Performance Rating: D Current: 68 Potential: 81

Council Tax Band: E



Situation

The property enjoys a prime New Forest location on Rhinefield Road, close to the heart of Brockenhurst village centre. 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.

The picturesque village of Beaulieu lies 7 miles to the East with the marina of Bucklers Hard on the Beaulieu River. 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 Primary School | 1.1 Miles |
| Brockenhurst Mainline Railway Station | 1.3 Miles |
| Careys Manor | 1.3 Miles |
| Brockenhurst Tertiary College | 1.4 Miles |
| Brockenhurst Golf Club | 2.0 Miles |
| Waitrose Lymington | 5.9 Miles |
| Lime Wood | 6.2 Miles |
| Priestlands School | 6.4 Miles |
| Walhampton School (Private) | 6.5 Miles |
| Ballard Private School | 7.2 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:

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com