



**Thorndon**

*Rhinefield Road, Brockenhurst, Hampshire, SO42 7SQ*

**SPENCERS**  
NEW FOREST





# THORNDON

## RHINEFIELD ROAD • BROCKENHURST

*A superb four bedroom two bathroom detached residence set in beautifully manicured gardens of approximately 1/3 acre in the heart of the village of Brockenhurst.*

*The house is within an easy flat walk from all amenities and is very well-presented with a principal bedroom suite and balcony, an integral double garage and ample parking. There is excellent scope to extend if required. (STPP).*

**£1,475,000**



4



2



2





## The Property

A covered porch leads to the welcoming reception hall where the stairs lead to the first floor accommodation and a door leads to the cloakroom. The hall incorporates the dining area which has a lovely picture window to the front overlooking the large and attractive garden. Karndean flooring runs through this room and the adjacent kitchen. There is a full range of wooden painted storage cupboards with beautiful quartz work surfaces over. Integrated appliances include an electric touch hob with extractor over, double oven and grill and a new integral Leibherr fridge and freezer. There is space and plumbing for domestic appliances, a full height cloaks/general utility store cupboards and two windows overlooking rear terrace and garden.

A door leads from the kitchen to the integral double garage with electric entrance door. The sitting room is an impressive triple aspect room with bay windows to front, side and rear and a door to the rear terrace and garden and feature central fireplace with hand made Dutch brick hearth, oak beam mantel over and fitted with a wood burning stove.

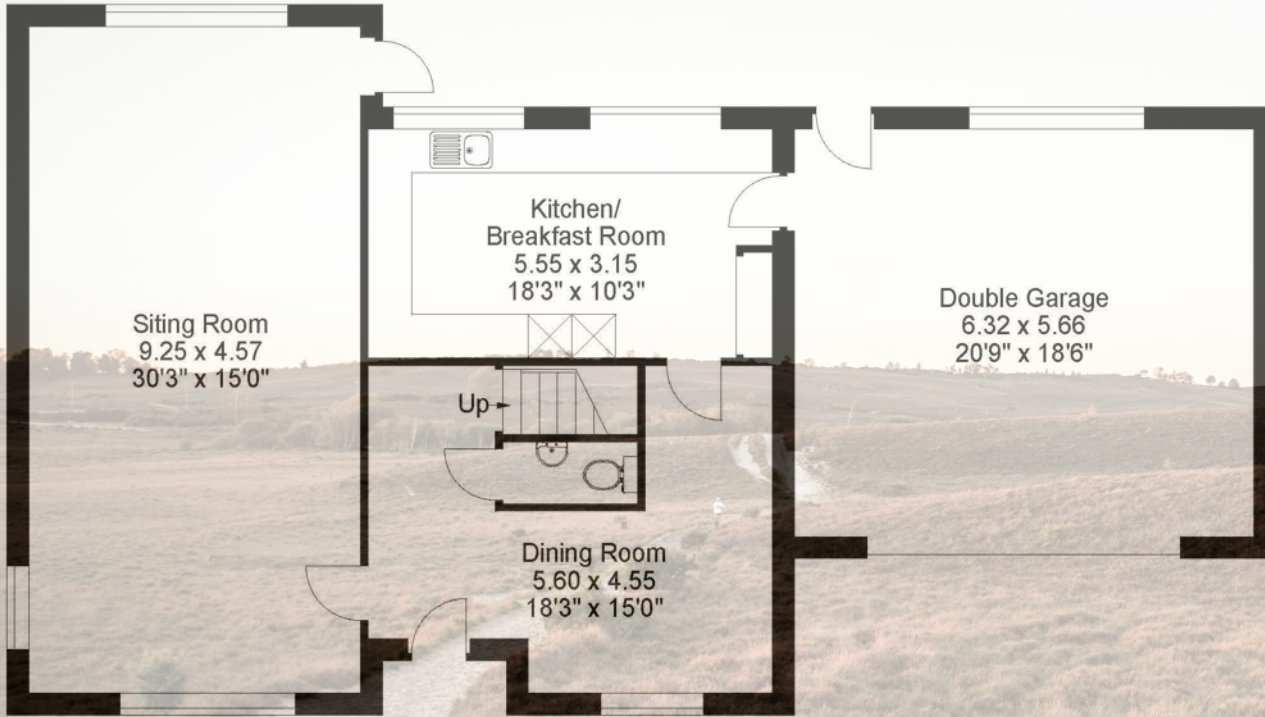
Stairs from the entrance hall lead to the first floor landing with a window to the side aspect, a spacious galleried area with large airing cupboard. The principal bedroom has a full range of built-in wardrobes, window to the rear aspect and a door leading onto a balcony enjoying views over the rear west facing garden. The en-suite bathroom has low level W.C., bidet, panelled bath with shower fittings over and large built-in vanity unit with display shelving, twin basins and cupboards beneath and a window overlooking the rear garden.

Bedroom two has windows to front and side and a range of built-in wardrobes. The adjacent family bathroom has a panelled bath with power shower over and splash screen, low level W.C., pedestal wash hand basin and a window to the front. Bedroom three has a window to the rear and range of built-in wardrobes and bedroom four has a window to the front.

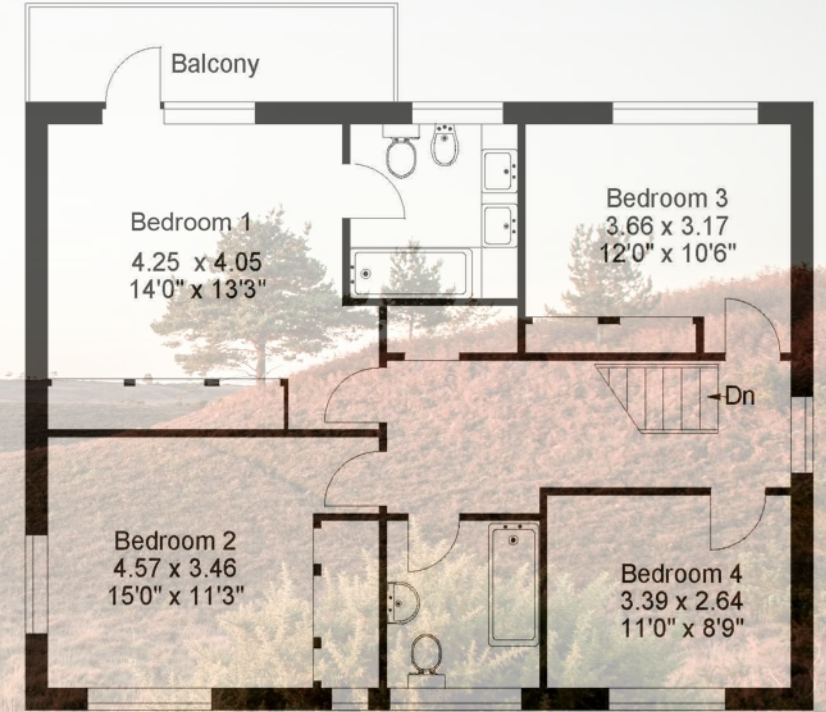




# FLOOR PLAN



## Ground Floor



## First Floor

Approximate  
Gross Internal Floor Area  
Total: 200sq.m. or 2152sq.ft.  
(Including Garage)

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NOT TO SCALE









*The property offers considerable potential for enlargement (S.T.P.P.) and further benefits from a double garage and off road parking.*



## Grounds & Gardens

The property is approached over a cattle grid and driveway leading to only three houses. Turning immediately right and through twin five bars gates leads to the beautiful private front garden and sweeping driveway with areas of lawn, raised flower beds and colourful shrub borders and leads to a parking area in front of the attached double garage.

Gates to both sides of the property lead to the rear west facing garden. Immediately to the rear of the property is a large area of patio with retaining wall and to predominantly lawned gardens with mature flower and shrub borders.

The garden is enclosed by a combination of mature shrubs and panelled fencing. The garage has a window to the rear aspect and door to rear terrace and garden, ample eaves storage space, power, light and houses the gas fire boiler which was refurbished in 2023 and serviced annually.

## Directions

From our office turn right and proceed along Brookley Road to the end, and turn right into Rhinefield Road and the property can be found after a short distance on the left hand side.



## The Situation

The property is in a convenient central village location with the open forest close by and the village high street within a short level walk. The village has excellent facilities with direct train line links to London Waterloo (approx. 90 minutes), a thriving community of shops, restaurants, pubs and many local hotels offering 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.



## Services

Council Tax Band: G

Mains Electric, Gas, Water and Drainage

Energy Performance Rating: C Current: 72 Potential: 82

## Important Information

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 Local Area

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.

Brockenhurst is the largest village in the New Forest, a thriving and lively mix of community and cachet, quality and quirky with all the necessary essentials of a proper working village - butcher, bakery and greengrocer, full quota of cafes and tea houses, plus services such as doctor and dentist. Work into the equation the unexpected and the glamorous: a premier golf course, luxurious spa and top restaurants such as The Pig (the first in the group of hip country house hotels) and Cambium (fine dining at Careys Manor)... It all makes Brockenhurst a gem in the heart of the Forest.

Property ranges from Edwardian villas to thatched timber-framed cottages, and imaginative new builds to old Forest lodges. Many properties have access or views to open Forest and almost all are within walking distance of the station.

## Points Of Interest

Brockenhurst Train Station	0.4 miles
Careys Manor	0.5 miles
Brockenhurst Sixth Form	0.6 miles
Brockenhurst Golf Club	0.8 miles
The Pig	2.0 miles
Sway Train Station	2.8 miles
Limewood	3.3 miles
Lymington Hospital	3.9 miles
New Forest Golf Club	3.9 miles
Walhampton (Private School)	4.2 miles



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

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