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For Sale  
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Tathwell  
House



**Tathwell House**

*Avenue Road, Brockenhurst, SO42 7RT*

SPENCERS  
NEW FOREST



# TATHWELL HOUSE

AVENUE ROAD • BROCKENHURST

*A characterful four bedroom, three reception room semi-detached Victorian house available for the first time in 40 years. Benefits include off street parking, two separate driveways with detached garage and pretty summer house. Situated in an ideal village location with easy access to the amenities, school, college and mainline railway station. With accommodation extending to around 1,800 sq.ft with delightful garden and good privacy.*

*Available with no onward chain.*

£775,000



4



3



2





## The Property

An entrance porch with storage opens to the main hallway with ornate fireplace and cloakroom set off. Stairs rise to the first and second floors. To the ground floor is a study with front aspect window, a spacious dining room with feature fireplace and glazed double doors to an impressive sitting room which also has glazed double doors leading to the conservatory.

The kitchen has extensive fitted white storage cupboards with granite effect work surfaces above and a range of integral appliances include a double fan oven, four ring gas hob and extractor hood, separate microwave, larder fridge, dishwasher and wine cooler. There is a large larder cupboard and two skylight windows flood the room with light. Adjoining the kitchen room is a utility room with a sink, storage with space and plumbing for a washing machine, tumble dryer and larder freezer. The Worcester Bosh boiler (fitted in 2022) is positioned here. There is a door into the conservatory which in turn leads to the rear garden.

To the first floor, a landing area leads to the principal bedroom suite with fitted wardrobes and matching bedroom furniture. There is an en-suite shower room with vanity unit, storage, WC and heated towel rail. There are two further bedrooms to the first floor, one of which has a built-in wardrobe, and a family bathroom with curved bath and shower over, vanity unit, WC and heated towel rail.

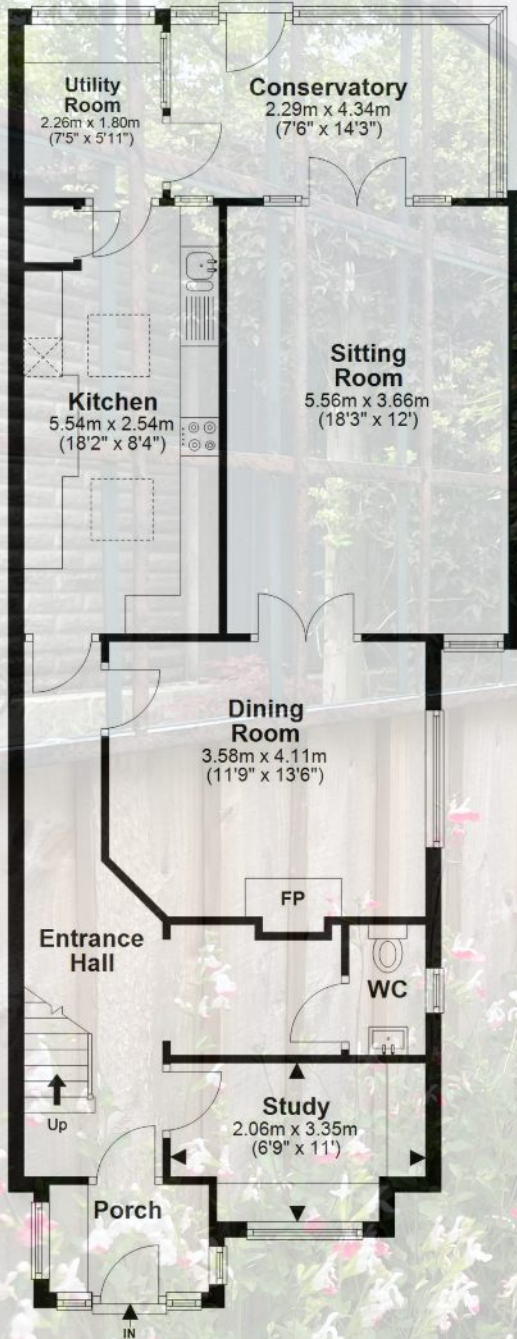
An attractive arched front aspect window is positioned above the stairs leading to the second floor guest bedroom with room for both a double and single bed and with a fitted desk and storage cupboards.

NB. The property offers considerable potential to reconfigure the ground floor space to create open plan living spaces if required.

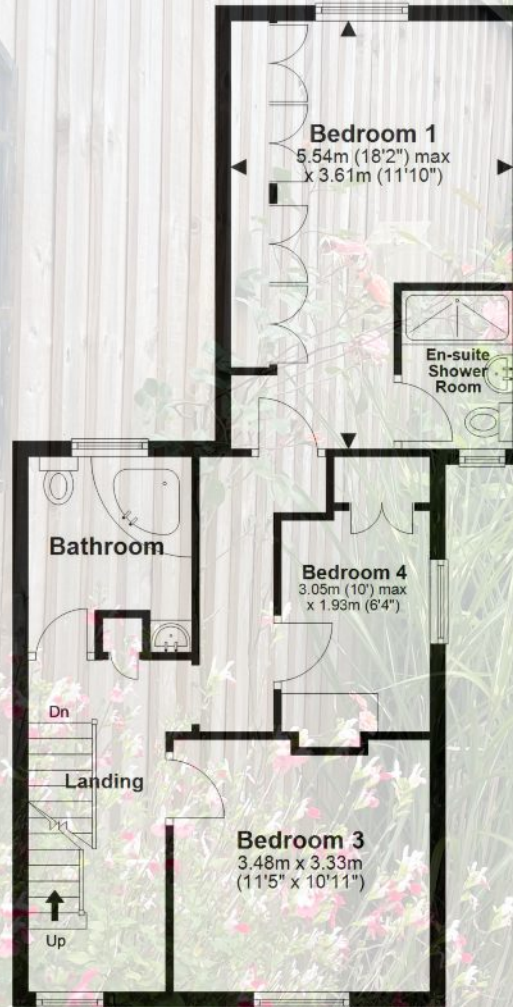
The property is used for occasional holiday letting.



## Ground Floor



## First Floor



## Floor Plan

Approx Gross Internal Area  
170.2 sqm / 1832.0 sqft

## Second Floor





## Grounds & Gardens

To the front of the property is a gravelled driveway providing off road parking for two vehicles and a further parking/storage area accessed via wrought iron gates to the side of the house. A feature of note is the large detached garage with additional driveway providing more parking, accessed from Auckland Avenue.

The front garden is enclosed by a picket fence and pathway leading to the front door. A side access gate leads to a large paved seating and barbecue terrace with an area of shaped lawn with mature colourful planted borders. Set at the end of the garden is a large summer house with decked seating area to the front, separate shed and access to the large detached garage with access driveway and wooden double entrance gates.

## Services

Tenure: Freehold

Energy Performance Rating: D Current: 57 Potential: 70

Council Tax Band: E

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property.

## The Situation

The property is close to the centre of Brockenhurst village, which offers a mainline railway station with direct links to London Waterloo (approximately 90 minutes) and a good local community of shops and restaurants, primary school and tertiary college. Approximately 4 miles to the South is the Georgian market town of Lymington with its extensive yachting facilities, famous Saturday county market and ferry service to Yarmouth, 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.





## Directions

From our office in Brookley Road, turn left and take the first right onto Sway Road. Take the first turning on the left into Avenue Road and the property can be found about half way along the road on the left hand side.

## 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.



## 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 or 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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