



## PARTRIDGE ROAD • BROCKENHURST • SO42 7RZ

**£1,295,000**

A charming and substantial house dating back to 1910, benefitting from a magnificent kitchen/family room with bi-folding doors opening out to the south facing garden. This delightful five/six bedroom property retains an abundance of character features and offers spacious and versatile living accommodation. The property is located within a short level walk of the village centre and is offered for sale with no forward chain.

Offered for sale with no forward chain

Magnificent kitchen/family room with quality integral appliances and bi-folding doors opening out onto the sun terrace and underfloor heating in kitchen area

Large entrance hall with eye catching 'Arts and Crafts' feature staircase

Dual aspect sitting room with feature fireplace

Utility room, shower room and cloakroom

Breakfast room/playroom

Ground floor bedroom six and separate study/bedroom

Large master bedroom with en-suite shower room and four further first floor bedrooms

South facing garden with sun terrace, driveway parking for multiple vehicles and garage

Spacious first floor family bathroom with roll-top bath and separate shower cubicle

EPC Rating: D



**FELLS GULLIVER**

PROPERTY EXPERTS

*Est. 1988*