



Grove Lodge, Eling Hill, Totton, Southampton, SO40 9HF

In Excess of £700,000

WHITE & GUARD

Grove Lodge, Eling Hill

Totton, Hampshire

INTRODUCTION

This deceptively spacious four bedroom detached family home, believed to be dated back to 1880 and was the lodge house for Eling, then subsequently extended in more recent years. The property backs directly onto the water and comes with the additional benefit of its own 60ft mooring that runs alongside the garden. As well as enjoying a wonderful position, with views over the water and tide mill – the property offers a huge amount of potential due to both its size and plot, also including a mature garden and car port.

LOCATION

Eling is a pretty hamlet on the eastern edge of the New Forest and River Test, with the Tide Mill being one of only two remaining in the UK. In addition to the area being steeped in history, the village is also surrounded by many lovely walks along the waters edge with both Goatee's Beach and the popular Bartley Water on its doorstep. Southampton's thriving city centre is also close by along with its mainline railway station, as are all main motorway access routes that provide easy access to Portsmouth, Winchester, Chichester, Guildford and London.

- Tenure - Freehold
- New Forest District Council - Band F
- EPC - Grade C





INSIDE

From the front door, you enter a lovely light and airy hallway which has a double glazed window to the side, with doors leading through to a good-sized store room and shower. A further door from the hall then leads through to a spacious sitting/dining room which has windows enjoying direct views over the water, with a set of French doors to the centre providing access to the garden. The main focal point of the room is the fireplace which has an inset gas fire, along with a feature exposed ceiling beam and 'eyebrow' style opening through to the kitchen. There is then a 19ft kitchen/breakfast room fitted with a matching range of wall and base units, a one and a half bowl sink unit, electric oven, gas hob with extractor over, plumbing space for a washing machine and further appliance space. From the sitting room, there is a short inner hall that leads directly through to an additional family room/dining area which has two curved bay windows overlooking the garden and water, a modern wall mounted electric fire along with exposed brickwork to one wall. The dining area has a feature exposed beam (former ship's timber), in addition to a feature wagon wheel to one wall. To one side of the room, a door leads to an additional hallway with doors leading through to two good-sized bedrooms and a bathroom. From the other end of the dining area, there is a hallway with doors that lead through to the rear garden and two additional bedrooms, both with fitted wardrobes.

OUTSIDE

There is a mature good-sized garden which is mainly laid to lawn and well-stocked with a variety of flowers and shrubs. There is also a pond and pathway leading to the end of the garden where there is a driveway, a car port and the property benefits from rear vehicular access. At the end of the garden there are steps leading down to a jetty mooring, which runs alongside the property.



SERVICES:

Gas, water, electricity and private drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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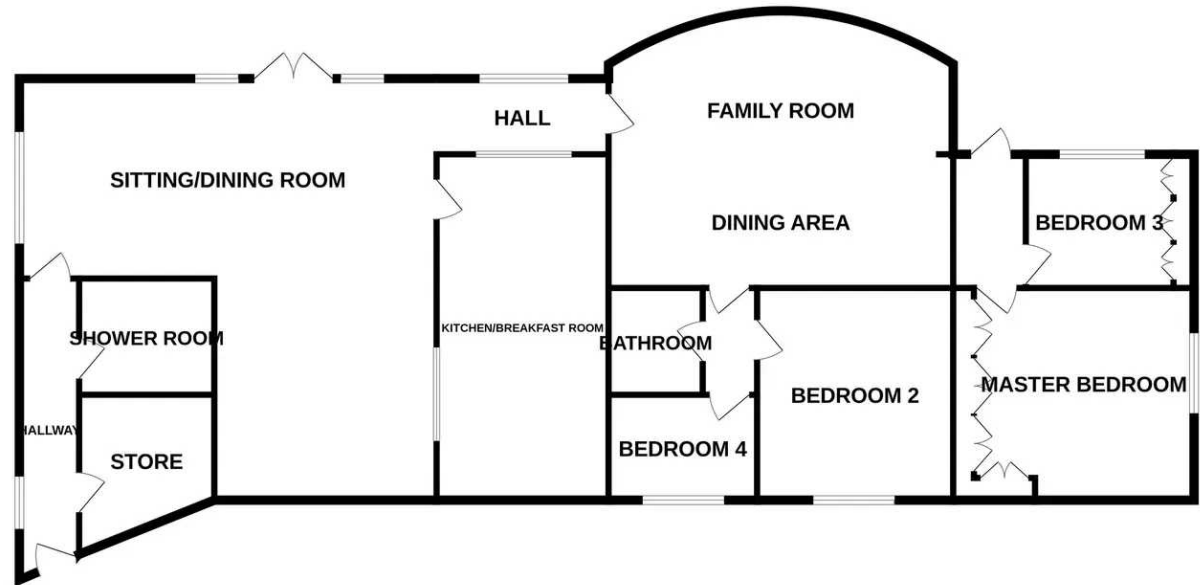
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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