



# 15 Careys Cottages

*Brockenhurst, SO42 7TF*

SPENCERS  
NEW FOREST





# 15 CAREYS COTTAGES

BROCKENHURST • NEW FOREST

*A lovely semi detached three bedroom new forest cottage dating back to the late 1800's which once housed the workers of Careys Manor. The property has undergone a recent extension and refurbishment and sits on a good size plot with a south facing patio area and garden. The property also benefits from ample parking and is tucked away down a private road just 100 metres from the open forest and with local amenities about a 10 minute walk away.*

£835,000



3



2



2





## The Property

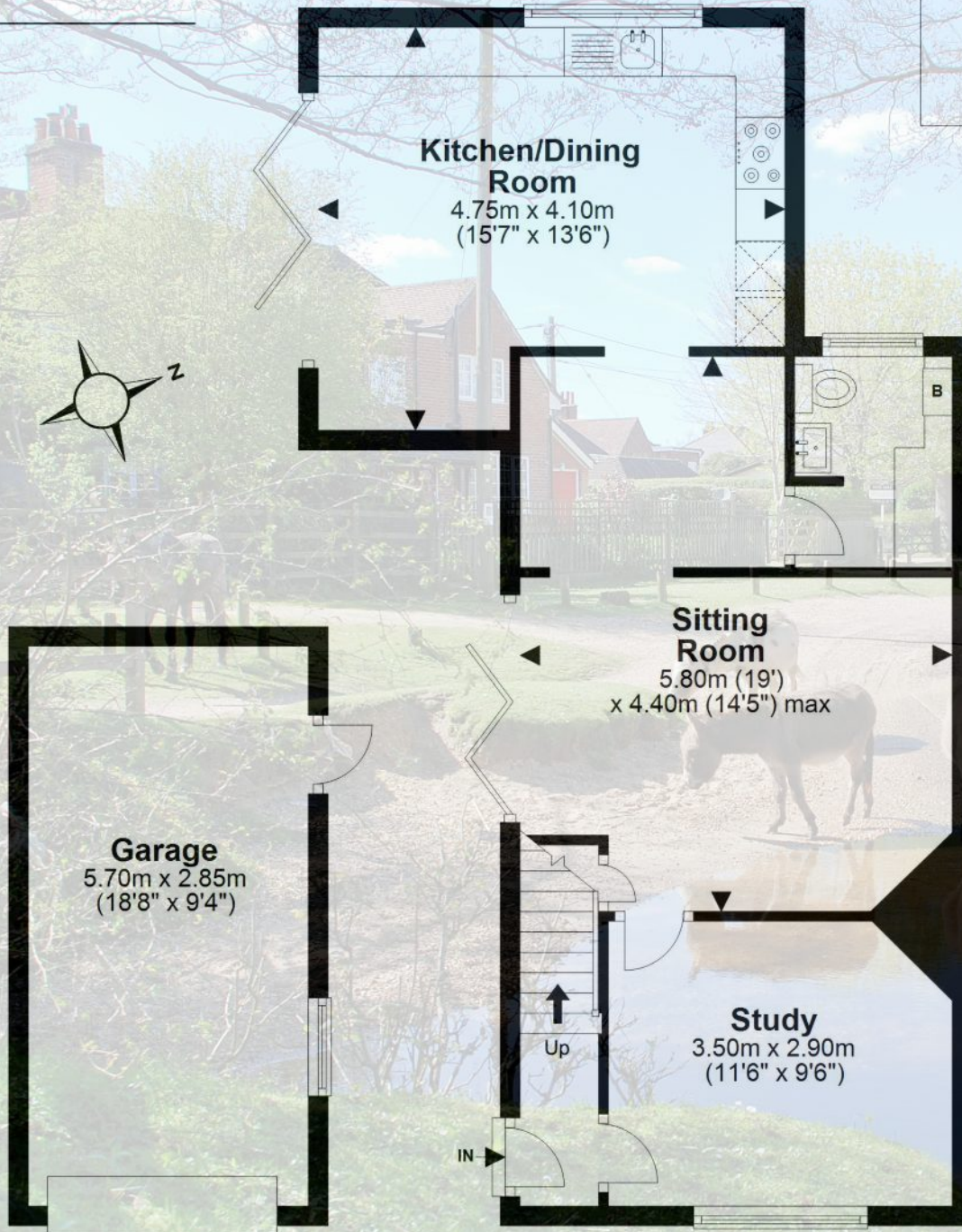
UPVC front door leads to an entrance hallway with stairs to the first floor accommodation. Doorway leads to a study room with view to the front of the property. This in turn flows through to a good size living room with by-fold doors to the large south facing tiled patio area. The utility room is adjacent to the living room with wc and basin with storage beneath and combination boiler.

From the living room, the large and bright kitchen/diner is a generous and well appointed room with sufficient work surfaces and low level cupboards. Appliances include a built in double oven and gas hob with extractor above, integrated fridge freezer and integrated dishwasher. The floor is a laminate and complements the cottage style and light streams from ceiling lanterns above.



# Floor Plan

## Ground Floor



## Approx Gross Internal Areas

House: 92.5 sqm / 955.6 sqft

Garage: 16.3 sqm / 175.4 sqft

**Total Approx Gross Area: 108.8 sqm / 1131.0 sqft**

## First Floor





## The Property Continued...

The first floor accommodation comprises three bedrooms, the main with fitted wardrobes and en-suite shower room with WC, hand basin with storage below and shower cubicle.

The family bathroom comprises WC, L-shaped bath with shower over and wash basin with storage beneath completes the first floor.

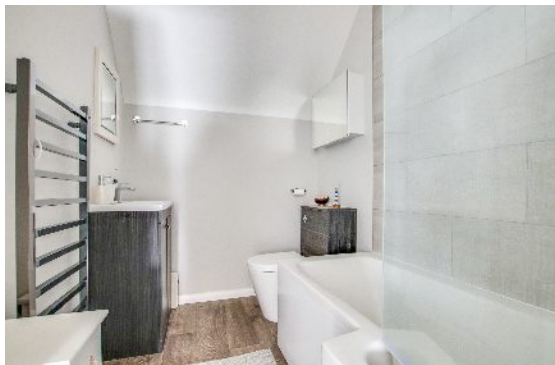
## Grounds & Gardens

A double five bar gate opens to a large shingle driveway providing parking for multiple cars and a newly built single garage with electric door and side door. A gate from the driveway leads to the side patio area front door and side of the property. The rear garden is laid to lawn and bounded by closed boarded fencing with decorative fencing overlaying.



## Directions

From our office in Brookley Road turn right and proceed over the Watersplash and turn right into Rhinefield Road. Proceed around the sharp bend and take the first right into Meerut Road. Proceed along Meerut Road and take the right hand turning into Careys Cottages. At the end of the track turn right and the property can be found after a short distance on the right hand side.



## Services

Tenure: Freehold  
All mains services connected  
Energy Performance Rating: E Current: 54 Potential: 78  
Council Tax Band: E



## The Situation

The property is situated off Meerut Road in a quiet and highly regarded road opposite the open forest at Butts Lawn. Brockenhurst village centre is within walking distance and offers a mainline railway station with direct links to London Waterloo and a good local community of shops and restaurants.

Approximately 4 miles to the south is the Georgian market town of Lymington with its extensive yachting facilities, famous Saturday 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.



## Point Of Interest

Brockenhurst Tertiary College	0.5 Miles
Brockenhurst Primary School	0.7 Miles
Balmer Lawn Hotel	0.7 Miles
Brockenhurst Mainline Railway Station	0.8 Miles
The Pig Restaurant	1.6 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 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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