



3 COLLINS COTTAGES • MEERUT ROAD • BROCKENHURST • SO42 7TD

£645,000

With the benefit of no forward chain and offering scope for improvement, this is a rare opportunity to purchase a three bedroom semi-detached cottage with the added benefit of an outbuilding, offering potential as a self contained Annex. This charming property is located in the heart of the village, just a stone's throw from the open forest and would make an idyllic country residence, or second home investment.

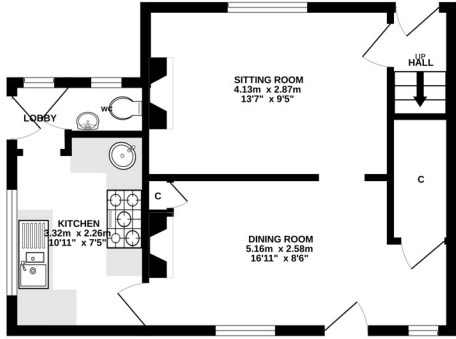


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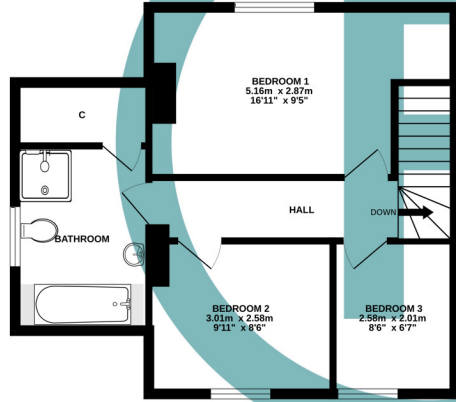
PROPERTY EXPERTS

Est. 1988

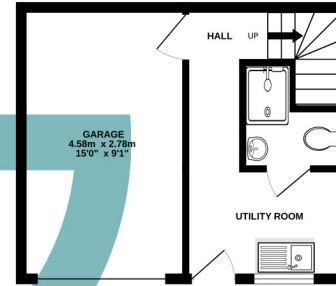
GROUND FLOOR
36.7 sq.m. (395 sq.ft.) approx.



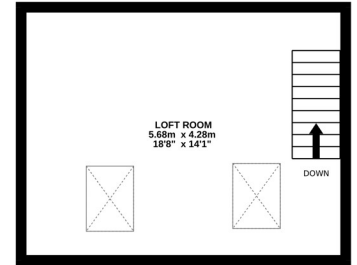
1ST FLOOR
42.4 sq.m. (456 sq.ft.) approx.



OUTBUILDING GROUND FLOOR
25.1 sq.m. (270 sq.ft.) approx.



OUTBUILDING FIRST FLOOR
23.4 sq.m. (252 sq.ft.) approx.



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 TOTAL FLOOR AREA: 127.6 sq.m. (1374 sq.ft.) approx.
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 PROPERTY EXPERTS

Property Specification

Kitchen and ground floor cloakroom
 Dining room
 Sitting room
 Three first floor bedrooms
 Large first floor family bathroom

Cottage gardens
 Garage attached to outbuilding (ideal for use as a self-contained Annex)
 Located just a stone's throw from open forest and an easy walk to the village centre

Would make an idyllic country residence or second home investment
 Offering scope for improvement and for sale with no forward chain

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Description

Located just a stone's throw from the open forest and within a short walk to the village centre, this charming three bedroom semi-detached character cottage with garage and outbuilding ideal for use as a self contained annex, is offered for sale with no forward chain and has scope for improvement.

Front door leading into the dining room with feature fireplace, large understairs storage cupboard and additional built-in cupboard. Door into the kitchen with range of floor and wall mounted cupboard and drawer units, range cooker with five ring gas burners and extractor over. One and a half bowl single drainer sink unit with mixer tap, additional round corner sink with mixer tap, space for under counter fridge/freezer, space and plumbing for dishwasher and washing machine, window to the side aspect overlooking the garden, opening through to the rear lobby with a window and pedestrian door leading out to the garden. Cloakroom with low level w.c., wash hand basin and obscure window to the rear aspect. Opening from the dining room into the sitting room with a feature fireplace, window to the rear aspect and door leading to the staircase rising to the first floor and a pedestrian door leading outside. There is flagstone flooring throughout all rooms on the ground floor.

First floor landing with hatch providing access to the loft void. Master bedroom with window to the rear aspect. Bedrooms two and three with windows to the front aspect. Large family bathroom with modern white suite comprising a panelled bath unit with mixer taps and storage at either end.

Low level w.c., wash hand basin with mixer tap, fully tiled separate shower cubicle with mixer shower, heated towel rail, obscure window to the side aspect.

Outbuilding currently arranged with the following accommodation:

Front door leading into the utility room with a ground floor shower room. Hallway with door leading into the garage and turning staircase rising to the first floor. Open plan loft room with two velux windows. The garage has an up and over door, power and light.

There are lovely secluded cottage gardens to the side of the cottage and there is a lean-to greenhouse adjoining the kitchen. The garage/outbuilding is located at the rear of the garden, please note there is no vehicular access through the garden to this building.

From Meerut Road, there is a five bar gate providing access alongside 1 & 2 Collins Cottages leading to No.3 at the end at the rear.

The property is conveniently located within a short walk of Brockenhurst village centre, in the heart of the New Forest, close to shops and amenities. The village offers a mainline railway station with direct links to London Waterloo in approximately 90 minutes. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3, giving access to London.





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PROPERTY EXPERTS

Est.1988