



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

15 Careys Cottages

Brockenhurst • SO42 7TF



15 Careys Cottages

Brookenhurst • SO42 7TF

Located in a central location within a ten minute level walk of the village centre, this well presented and recently extended three bedroom semi-detached cottages offer spacious and versatile living accommodation, with the benefit of an en-suite bedroom, a good size south facing garden, detached garage and driveway parking for multiple vehicles.



3



2



£765,000

Key Features

- Light and airy kitchen/dining room
- Sitting room with bi-folding doors
- Three first floor bedrooms, one with en-suite shower room
- Low maintenance south facing garden, mainly laid to lawn with large patio areas
- Within a 10 minute level walk of the village centre, local shops and amenities
- Ground floor study
- Ground floor cloakroom/utility room
- Family bathroom
- Electric gates opening on to the spacious driveway providing parking for multiple vehicles/boat/caravan and a newly built detached single garage
- Beautifully presented and well proportioned accommodation

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Description

This beautifully presented and recently extended three bedroom semi-detached cottage offers well proportioned accommodation and benefits from a south facing garden, newly constructed single garage and parking for multiple vehicles.

Front door leading into the hallway with stairs rising to the first floor. Study with window with built-in wooden shutters to the front aspect, and door leading through to the sitting room. Understairs storage cupboard, bi-folding doors leading out to the side aspect. Opening through to the inner lobby with door into the cloakroom/utility room with WC, wash hand basin with mixer tap and vanity storage beneath, wall mounted gas fired combination boiler, space and plumbing for washing machine, storage cupboard, window to the rear aspect. Opening from inner lobby through to the large bright and airy kitchen/dining room which has a comprehensive range of light grey gloss fronted floor and wall mounted cupboard and drawer units with worktop over, inset one and a half bowl single drainer sink unit with mixer tap, integral appliances include a five ring gas hob with extractor hood over, eye level electric double oven, dishwasher and fridge freezer. Window to the rear aspect and bi-folding doors to the side aspect opening onto the south facing patio area. Laminate flooring, ceiling spotlights and light floods in from the two ceiling lanterns.

First floor landing with window to the side aspect. Bedroom one with range of fitted wardrobes, opening through to the dressing area with storage cupboard and door into the en-suite shower room, which has a large shower cubicle with mixer shower, wash hand basin with mixer tap and vanity storage under, WC with concealed cistern, heated towel rail and obscure window the rear aspect. Bedroom two with fireplace and window to the front aspect. Bedroom three with window to the side aspect. Family bathroom with L-shaped panelled bath with fully tiled surround, rainfall shower head, separate mixer shower and glass shower screen. WC with concealed cistern,

wash hand basin with mixer tap and vanity storage cupboards under, heated towel rail.

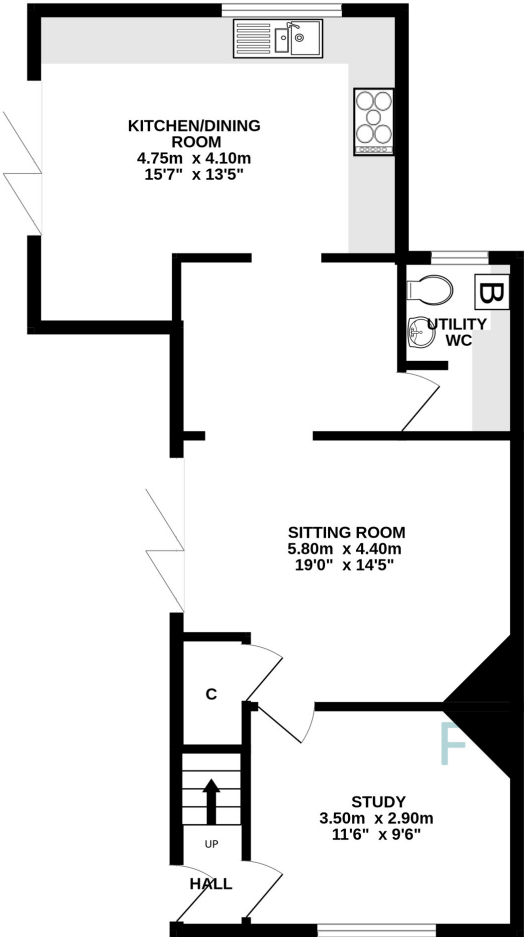
Outside to the front, the property is approached via electric wooden gates with separate pedestrian gate opening onto a large shingle driveway providing parking for multiple vehicles/caravan/boat. The newly built detached single garage has an electric roller shutter door, with window and pedestrian door to the side. There is a gate from the driveway leading to the side patio area, front door and side of the property, The south facing rear garden is fenced to all boundaries with decorative fencing overlaying, is mainly laid to lawn with a large patio area adjoining the kitchen/dining room.

This charming property dates 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 and is tucked away down a private road just 100 metres from the open forest. Please see plan showing the proposed extension to further extend the first floor accommodation to create a larger principal bedroom suite.

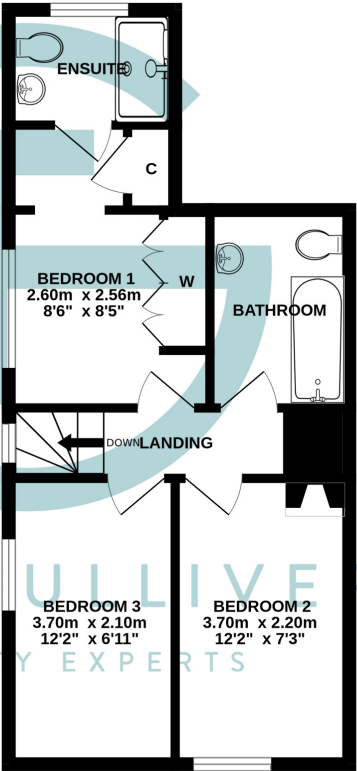
The property is conveniently located within a 10 minutes level walk of Brockenhurst village centre, in the heart of the New Forest, close to shops and amenities. The village offers a mainline railway station with direct links to London Waterloo in approximately 90 minutes. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3, giving access to London.

Floor Plan

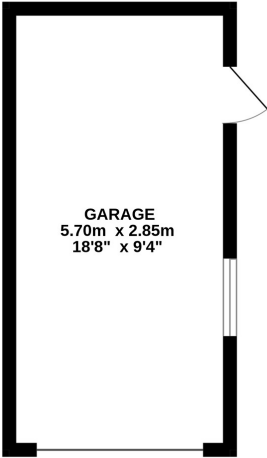
GROUND FLOOR



1ST FLOOR



GARAGE
16.3 sq.m. (175 sq.ft.) approx.



TOTAL FLOOR AREA : 92.5 sq.m. (996 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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