



Merry Orchard Cottage

*Bramshaw, Lyndhurst, SO43 7JG*

SPENCERS  
ROMSEY









*A truly charming three bedroom detached New Forest cottage with excellent outbuildings set in grounds extending to approximately 5 acres. Whilst the property is in need of complete modernisation it offers excellent potential to improve and extend, subject to the usual consents being granted. Situated in the highly sought after New Forest village of Bramshaw just moments from the open forest.*

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#### Ground Floor

Entrance Hallway, Sitting Room, Dining Room, Kitchen, Bathroom, Cloak-room

#### First Floor

Landing Area, Three Bedrooms

#### Outside

Approximately 5 Acres Of Grounds, Outbuilding, Small Haybarn



**Guide Price £850,000**





## FLOOR PLAN

# Merry Orchard Cottage, Bramshaw, Lyndhurst, SO43

Approximate Area = 1175 sq ft / 109.1 sq m

Outbuildings = 716 sq ft / 66.5 sq m

Total = 1891 sq ft / 175.6 sq m

For identification only - Not to scale



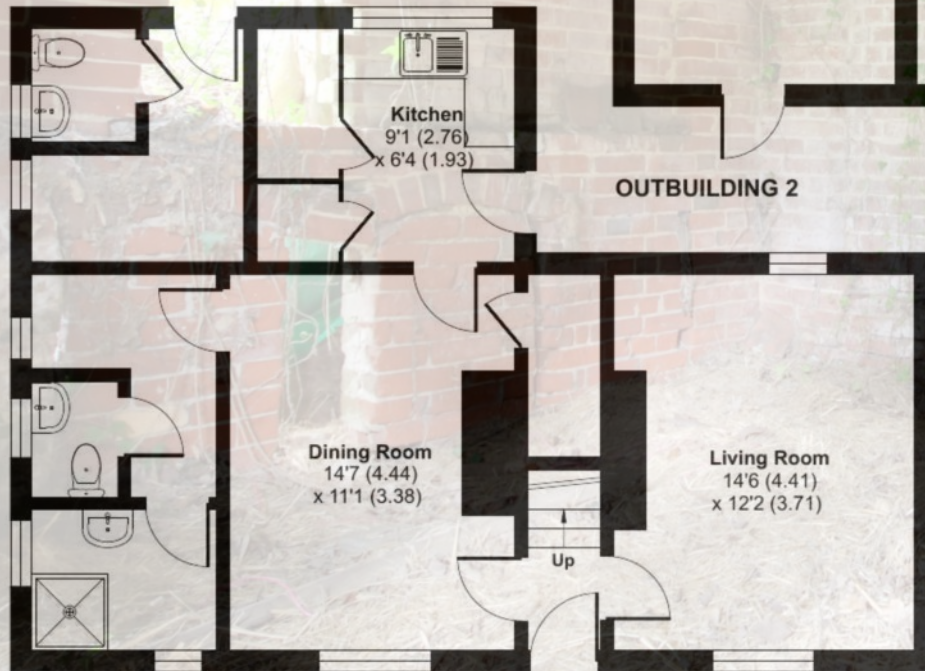
OUTBUILDING 1



OUTBUILDING 2



OUTBUILDING 3



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Spencers of the New Forest Ltd. REF: 1263379





## The Property

This charming period cottage offers an attractive red brick façade with casement window set symmetrically around a pretty entrance porch.

The ground floor accommodation comprises an entrance hall linking to a double aspect sitting room to one side and a separate dining room with feature woodburning stove to the other. Both of these rooms benefit from pleasant views across the grounds to the front of the cottage. The kitchen is set to the rear of the property, with delightful southern views across the grounds. Further rooms to this level include a shower room and a cloakroom. There is also an additional cloakroom and storage area, which can be accessed externally.

To the first floor, a landing area provides access to three bedrooms, all of which enjoy stunning, elevated views across the gardens and grounds.

**NB. The property is in need of considerable modernisation and offers significant potential for enlargement (subject to the necessary planning consents being granted).**



## Our Website

Point your camera at the QR code below to view our website.





## Outside

The gardens and grounds are a significant feature of this property, extending in total to approximately 5 acres in total and benefiting from a delightful southerly aspect.

Set within the grounds behind the property is a substantial outbuilding and small haybarn, which again offer potential for other uses, subject to planning consents.

## Location

Bramshaw, one of the most attractive New Forest villages, provides an excellent range of facilities to include village hall, church, two well renowned golf courses, two country public houses, hotels, restaurants and garage. The New Forest offers thousands of acres of unspoilt moors, heath and woodland for those with walking and equestrian pursuits. Bramshaw is also well placed for access to local towns and cities including Romsey (7 miles), Salisbury (13 miles), Southampton (15 miles), and Winchester (18 miles). Southampton International Airport (13 miles) offers excellent links to Continental Europe with the adjoining Parkway Rail Station connecting to London Waterloo in a little over an hour.







## Additional Information

Tenure: Freehold

EPC: E Current: 42 Potential: 95

Council Tax Band: F

Local Authority: New Forest District Council

Services: Mains electric and water

Drainage : Septic Tank

Standard broadband with speeds of up to 22 Mbps is available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider.

## Directions

From junction 1 of the M27, take the B3079, signposted to Bramshaw. Proceed through Brook, passing the Bell Inn on the right hand side and bear right onto the B3079. Continue for approximately 3/4 mile and at the crossroads turn left. The property can then be found shortly after on the left hand side.

## Important Information

Spencers of Romsey 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 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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