



4 The Coppice

Brockenhurst, Hampshire, SO42 7QZ

SPENCERS
NEW FOREST





4 THE COPPICE

BROCKENHURST • NEW FOREST

An exceptional five bedroom detached property with separate detached garage complex set in a delightful one acre plot in one of the most highly regarded locations in Brockenhurst just a minute's walk from the open forest at White Moor.

This beautiful house has been tastefully refurbished and rethatched in 2013 and sits in a mature plot with ample parking and large garage with games room and storage room above.

£2,150,000



5



3



3





The Property

Built in 1993 by renowned developers Berkeley Homes, The Coppice comprises a select development in well screened generous plots. Set off Rhinefield Road, you pass over a cattle grid into this exclusive and highly coveted road.

The large reception hallway is flooded with light with a ceramic floor which runs through to the magnificent kitchen and provides underfloor heating. There is a cloakroom and storage cupboard set off the hallway and the turning staircase rises to the first floor accommodation.

The triple aspect, spacious contemporary sitting room has a large recessed, square bay window and wall mounted fireplace. Glazed doors lead to the beautiful garden room with doors to the outside and enjoying delightful views over the grounds. There is also well proportioned dining room set at the front of the property and a separate study at the rear.

The magnificent open plan kitchen/breakfast room incorporates a large preparation island as well as a dining area and snug area with room for sofas and a TV. The light contemporary quality storage units have a high gloss finish with stone coloured granite work surfaces above. The high specification integrated appliances include four Gaggenau ovens, which include a steam oven and with a separate induction hob and extractor unit. There is an integral dishwasher, fridge and freezer and an instant boiler tap. Bifolding doors lead to the garden and terrace.

A generous separate utility room has space for a free standing fridge freezer, plumbing for the laundry area, sink and stable door side access to the side and drive.



The Property Continued...

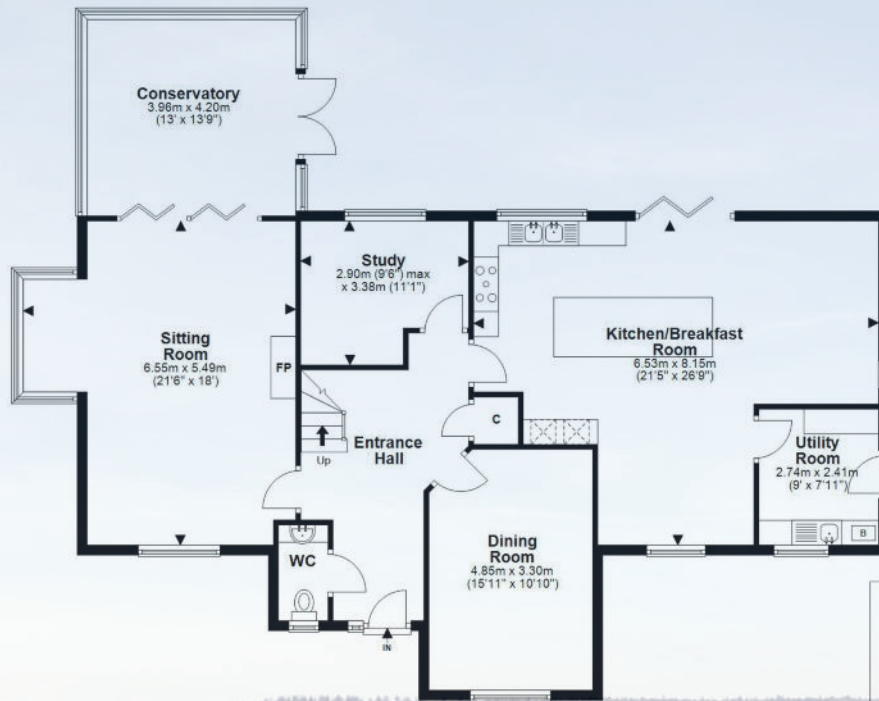
The first floor has a large galleried landing and is arranged to provide five double bedrooms with two en suites. The principal suite has a five piece white en suite bathroom with double sided free standing bath, twin basin vanity unit and separate walk-in shower cubicle.

The guest suite has an en suite shower room and a further generous family shower room serves the remaining three double bedrooms. There are ample fitted wardrobes to the bedrooms.

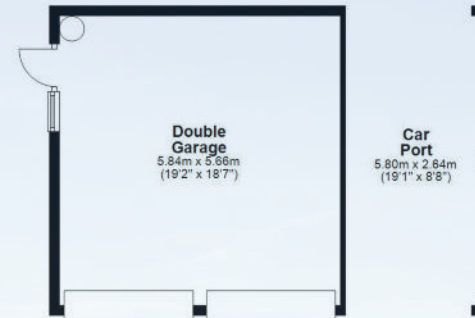
The whole house has undergone a program of refurbishment within the last five years to upgrade the kitchen and all bathrooms and is presented in excellent order throughout.



Ground Floor



Floor Plan

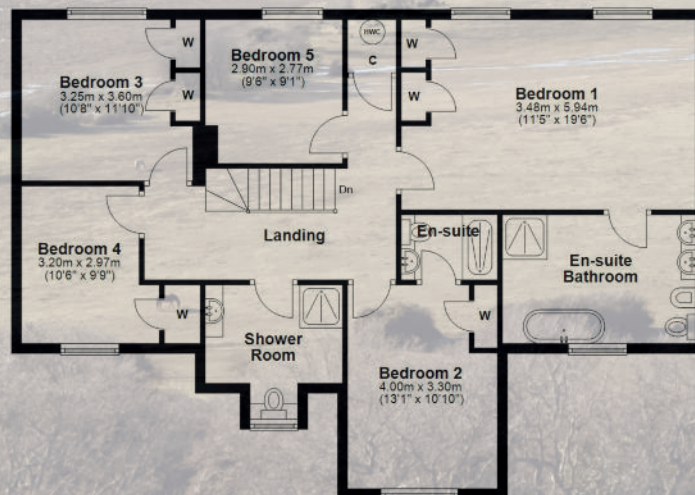


Approx Gross Internal Areas

House: 239.3 sqm / 2575.8 sqft
 Outbuilding (not necessarily in correct position/orientation): 90.8 sqm / 977.4 sqft

**Total Approx Gross Area:
 330.1 sqm / 3553.2 sqft**

First Floor







Grounds & Gardens

The property is set in stunning park land grounds approaching 1 acre with mature well stocked boundaries, with an array of shrubs, hedging and trees, affording a good degree of privacy and seclusion. The property is approached via a five bar gate leading to a large driveway providing off street parking and access into the house and garage complex. The front garden is set to lawn on either side of the drive with mature shrubs and planting.

The extensive rear garden is predominantly laid to level lawn making for a low maintenance garden with the benefit of a large terrace abutting the property with direct access from the garden room and kitchen/dining room. The terrace in turn leads round to the side and drive providing access into the garage and to external stairs leading up to the home office/gym above.

Garage Complex

Set to the side of the property, the attractive double detached garage provides space for two cars and benefits from two garage doors to the front and a pedestrian door to the rear out to the garden with extensive parking in front. A useful covered car port is set to the side of the garage with access through to the rear garden.

A set of external stairs rise up to the first floor area that spans across the whole width of the garage and car port and offers excellent incidental use with high vaulted ceilings and exposed beams which could be utilised for any number of purposes including as a home office, gym or games room and supported with a shower room and coffee making facilities.

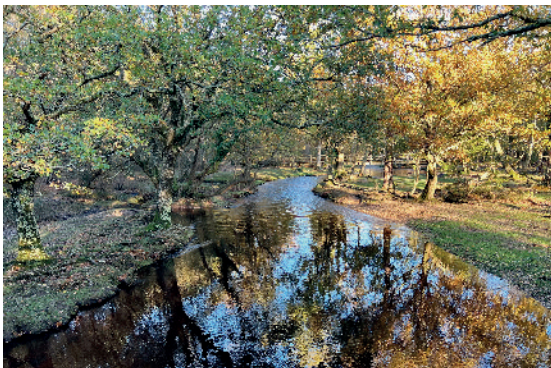
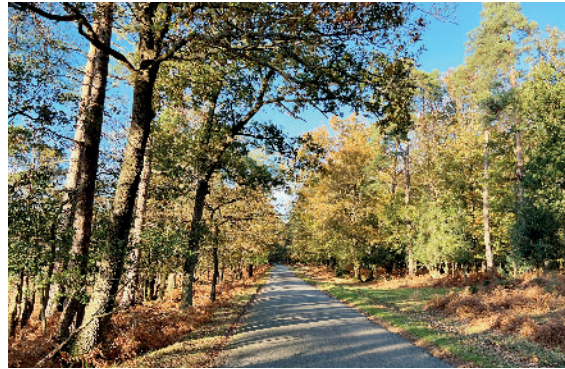
Directions

From our office in Brookley Road turn left and pass through the water splash and turn right onto the Rhinefield Road. After approximately one mile, take the last turning on the left into The Coppice and the property can be found as the second home on the left hand side.









The Situation

Situated one mile west of the village centre, where acres of open countryside commencing at White Moor being within a few hundred yards of the property. The New Forest offers many miles of unspoilt walking and riding, and covers an area of approximately 92,000 acres. The village of Brockenhurst offers a good range of local facilities including a butcher, greengrocer and baker as well as an excellent mainline train service to London Waterloo (90 mins approx).

The manorial village of Beaulieu lies about 6 miles to the east, to the south of which is the marina at Bucklers Hard on the Beaulieu River. The Georgian market town of Lymington lies some five miles to the south and offers an extensive range of shopping facilities as well as excellent amenities for yachtsmen including two marinas.

Additional Information

All mains services connected

Tenure: Freehold

Council Tax Band: H

Energy Performance Rating: C Current: 72 Potential: 74

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

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 for 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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