



BARN COTTAGE • WATERS GREEN • BROCKENHURST • SO42 7RG

£825,000

Located within a short level walk to the local village shops, this charming two bedroom cottage is offered for sale with no onward chain. This delightful property has been sympathetically renovated, retaining many original features throughout and offers well proportioned, light and airy accommodation and also benefits from a barn having been converted to provide annex/studio accommodation and there is also a pretty cottage garden and carport.

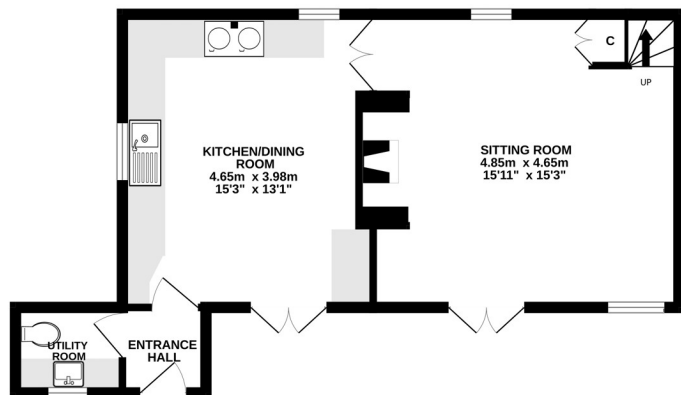


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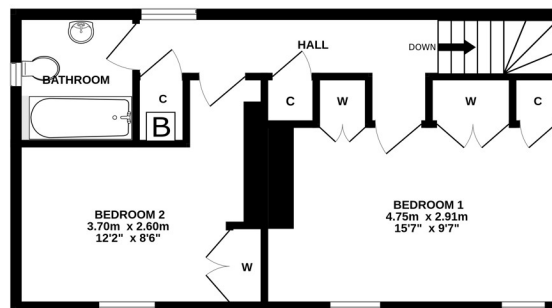
PROPERTY EXPERTS

Est.1988

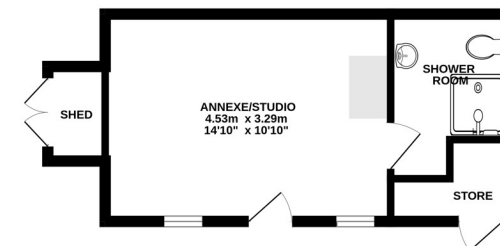
GROUND FLOOR
44.4 sq.m. (478 sq.ft.) approx.



1ST FLOOR
39.1 sq.m. (421 sq.ft.) approx.



OUTBUILDING
22.5 sq.m. (243 sq.ft.) approx.



TOTAL FLOOR AREA : 106.0 sq.m. (1141 sq.ft.) approx.
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Property Specification

Large kitchen/diner with patio doors opening out to the rear garden

Cosy sitting room with feature woodburner and exposed beams

Two first floor double bedrooms with built-in wardrobes

First floor family bathroom

Annex containing a studio with en-suite shower room

Car port

Offered for sale with no forward chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

This charming two bedroom end terrace cottage built in 1790, was extended in the early 1800's. This delightful cottage was extensively and sympathetically renovated just over 20 years ago and retains many original features including exposed beams and fireplaces. The property benefits from a pretty cottage garden, barn/annex and carport. This property would make an ideal downsize or investment property and is offered for sale with no forward chain.

Front door leading into the entrance hall, with door leading into the utility room/cloakroom which has space and plumbing for a washing machine and tumble dryer, inset sink unit and storage cupboards, low level W.C. and window to the front aspect. Door from entrance hall into the large kitchen/dining room which is fitted with modern farmhouse style floor and wall mounted cupboard and drawer units with plenty of worktop space. Inset butler sink unit with mixer tap over. Aga cooker, built-in dishwasher and fridge, tiled flooring, exposed beams, inset ceiling spotlights. Ample room for large dining table and chairs. Windows to the side and rear aspect and there are patio doors opening out to the garden.

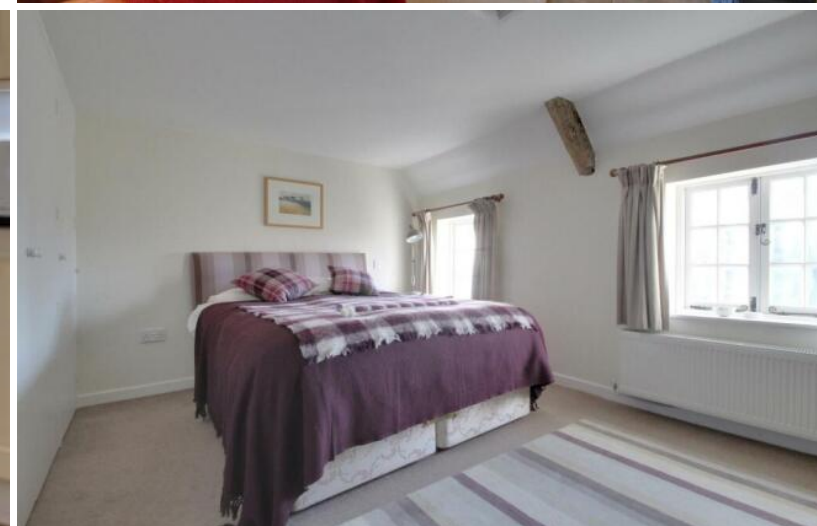
Double doors leading through to the large sitting room, this room is a rear feature of this property, being a cosy room with windows to the front and rear aspect and patio doors to the front aspect opening out to the garden. The main feature of this room is the wood burner. There

are exposed beams, tiled flooring and staircase leading to the first floor, with understairs storage cupboard.

First floor landing with window to the rear aspect and airing cupboard housing the gas fired boiler. Large master bedroom with range of built-in wardrobes and two windows overlooking the garden. Double bedroom two with built-in wardrobe. Family bathroom with panelled bath unit and mixer taps and shower attachment over, low level W.C., pedestal wash hand basin, window to the side aspect.

Outside, the garden is to the front of the property, which is mainly laid to lawn with various shrubs and borders and there is an area of patio adjacent to the house. This property benefits from a barn which has been converted into an annex/studio which comprises of a studio/bedroom/living room with an en-suite shower room, store room and adjoining shed providing storage. There is a carport and parking available nearby.

The property is conveniently located within a short 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.





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