



Brooklands

33 New Road, Hythe, Southampton, SO45 6BN

SPENCERS
ROMSEY





A unique, substantial detached home, located on the outskirts of the New Forest National Park, offering approximately 2,430sqft. Detached double garage, Within walking distance to local amenities.

Ground Floor

Entrance Hall, Sitting Room, Kitchen, Salon, Study, Beauty Room

First Floor

Four Double Bedrooms, Family Bathroom, Eave Storage

Outside

Detached Double Garage, Ample Off-Road Parking, Garden



Guide Price £599,950



FLOOR PLAN

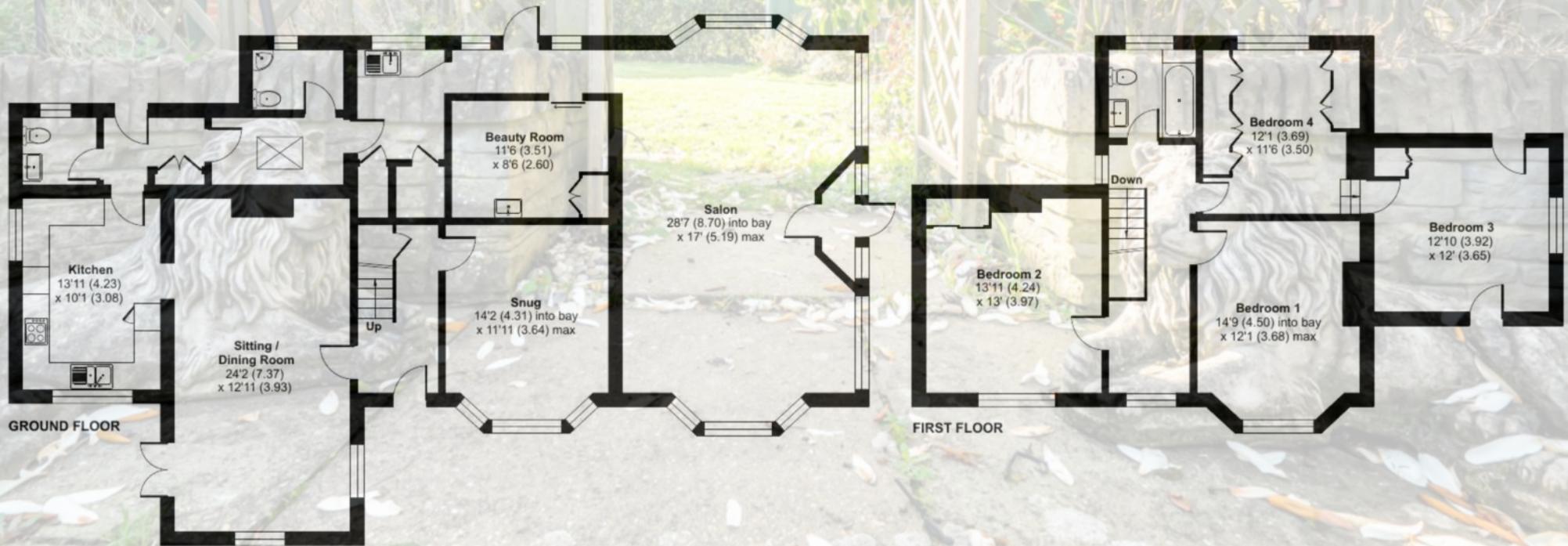
Brooklands, 33 New Road, Hythe, Southampton, SO45 6BN

Approximate Area = 2430 sq ft / 225.7 sq m

Garage = 285 sq ft / 26.4 sq m

Total = 2715 sq ft / 252.1 sq m

For identification only - Not to scale





The Property

Brooklands is a unique and substantial detached property extending to approximately 2,340sqft, plus a detached double garage, currently arranged as a versatile 4/5 bedroom home with an established retail element. The property offers exceptional flexibility, presenting the opportunity to create a spacious single-family residence, a dual-family home, or to continue operating the commercial space, which has successfully traded as a hairdressing salon for over 50 years.

Alternatively, the retail area could provide a valuable rental income or lend itself to a variety of other uses, subject to the necessary permissions.

The residential accommodation is well laid out and flows naturally from the welcoming front entrance hall, which provides access to the principal ground floor living spaces. From here, you enter a substantial lounge and dining room that offers an excellent open living and entertaining space, filled with natural light and positioned as the central hub of the home. The hall also leads through to a spacious study or office, which could easily serve as a fifth bedroom if required.

To the rear of the property is a generous shaker-style kitchen, offering ample workspace and storage, with convenient access to a cloakroom and rear hall. The rear hall acts as a practical secondary entrance and gives access to the large parking area and detached double garage. It also connects the residential accommodation with the commercial area. A staircase rises from the front entrance hall to a galleried landing on the first floor, creating a pleasant sense of space and openness. From here, four well-proportioned bedrooms are accessed, along with a family bathroom serving the first-floor accommodation.

The rear hall and connecting corridor lead into the established retail premises, known as “Beyond the Fringe”. This space is arranged around the main trading area measuring approximately 28'5 x 12'3, supported by an anteroom, kitchen, two useful storage areas, and a shared utility room with WC. This arrangement allows the commercial element to operate independently while remaining connected to the main house, offering excellent flexibility for a variety of future uses.

Preliminary drawings have been prepared and are available for review, demonstrating the potential to convert the existing layout into three two-bedroom apartments (Subject to planning). The drawings are also available for the proposed C3 residential conversion.





Outside

Externally, Brooklands occupies a generous plot of approximately 0.16 acres and is approached via an extensive driveway providing parking for numerous vehicles. A large detached double garage with an electric roller door offers further parking or storage. The private gardens are mainly laid to lawn and bordered by mature hedging, creating a good degree of privacy, while a large patio area provides an ideal space for outdoor entertaining. There is also the benefit of an outside WC.

Planning consent was previously granted under application number 22/10240 for the change of use from hairdressers (Class E) to full residential use (Class C3), allowing the entire property to become a single-family dwelling with associated external alterations. Although this consent lapsed in June 2025, it is understood that a reapplication would likely be viewed favourably, subject to conditions. Further opportunities may also exist for continued commercial use or alternative residential conversion, subject to the necessary permissions.



Location

Hythe is a popular coastal town located on the western shore of Southampton Water, on the edge of the New Forest National Park. The town offers a good range of amenities including independent shops, cafés, restaurants, supermarkets and professional services, together with the attractive Hythe Marina Village which provides waterside dining, leisure facilities and a full-service marina.

The waterfront and nearby shoreline walks offer opportunities for sailing, walking and enjoying the coastal setting. Hythe is also well known for the historic Hythe Ferry, which formerly connected the village with Southampton.

The surrounding New Forest National Park offers extensive areas of open countryside, woodland and heathland ideal for outdoor activities. Southampton is approximately 10 miles away, providing mainline rail services to London Waterloo, a wide range of shopping and leisure facilities, and access to Southampton Airport



Additional Information

EPC: D Current: 57 Potential: 78
Council Tax Band: E
Local Authority: New Forest

Tenure: Freehold
Services: All mains services connected
Heating: Gas central heating
Drainage: Public

Superfast broadband available at the property (Ofcom)
Mobile signal/coverage: No known issues, buyer to check with their provider.



Property Video

Point your camera at the QR code below to view our professionally produced video.



Important Information

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 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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