



14 The Coppice

Brockenhurst, SO42 7QZ



SPENCERS





14 THE COPPICE

BROCKENHURST • NEW FOREST

A rare opportunity to acquire a substantial family home of approximately 3,100 sq ft, situated on this highly desirable road within close proximity of the village and backing directly onto the open forest at North Weirs.

Available for the first time in 34 years, the property has been well maintained and thoughtfully extended, while still offering further potential for enlargement, subject to the necessary consents. The accommodation comprises five double bedrooms, two of which benefit from en-suite facilities. The principal reception areas provide light and spacious accommodation with views over the extensive, west-facing rear gardens.

The level, mature grounds extend to approximately one acre, offering a high degree of privacy and seclusion.

Guide Price £2,300,000

 5  5  3



The Property

A covered storm porch sits over the front door, leading into a generous and light-filled reception hall. Glazed doors open from the hall into the main reception rooms, and a feature turning staircase rises to the first-floor galleried landing. A well-appointed cloakroom is also accessed from the hall.

Glazed double doors open into the triple-aspect drawing room, featuring a wide bay window enjoying views of the side gardens. A further set of French doors provides access to the rear terrace and gardens. An open fireplace set within a brick surround and hearth forms an attractive focal point of the room.

The dining room is accessed via glazed double doors from the hallway and benefits from front-aspect windows, while a generous study is positioned to the rear of the hall, overlooking the rear garden and fitted with extensive built-in cabinetry.

The fitted kitchen/breakfast room enjoys dual aspects and is equipped with a modern range of wall and base units, complemented by coordinating quartz work surfaces and upstands. A central island provides additional preparation space, storage, and a breakfast bar. Integrated appliances include a fridge and dishwasher, with space for a large range cooker with fitted extractor above. The kitchen also benefits from a Quooker hot water system and a water softener. The kitchen opens into a breakfast area overlooking the front garden and driveway.

A cosy family room is set off the kitchen, providing a further comfortable reception space, with double doors leading into a generous garden room overlooking the rear gardens. Additional double doors open from the garden room directly onto the garden.

A door from the kitchen leads to the laundry/utility room, which is fitted with a sink, work surfaces, and space for a fridge freezer. A useful boot room is accessed from the utility room, providing external access to the side of the property and the parking area.

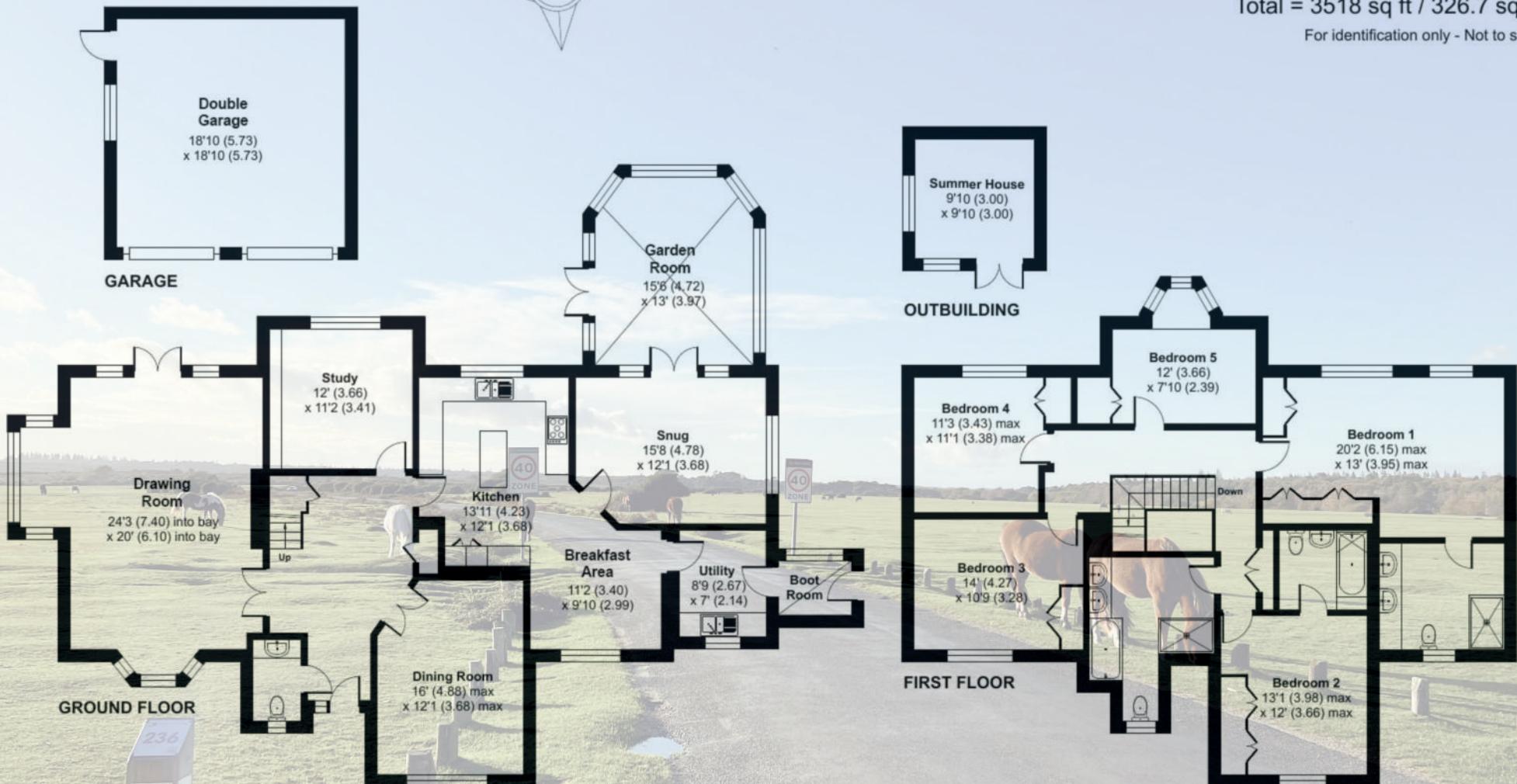






Approximate Area = 3068 sq ft / 285 sq m
 Garage = 353 sq ft / 32.7 sq m
 Outbuilding = 97 sq ft / 9 sq m
 Total = 3518 sq ft / 326.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1399925



The Property Continued...

The first-floor accommodation is accessed from the galleried landing. There are five generous bedrooms, all with fitted wardrobes, two of which benefit from en-suite facilities. The rear-facing bedrooms enjoy views towards Whitemoor and Rhinefield's Ornamental Drive.

The principal suite offers extensive storage and a well-appointed en-suite bathroom with a walk-in shower, W.C., and double vanity wash hand basins. The family bathroom features a large walk-in shower, separate bath, W.C., and double wash hand basins. The two front-facing bedrooms enjoy views across the driveway and street scene, while the fifth bedroom features an attractive bay window.

Additional Information

Tenure: Freehold

Council Tax Band: H

Energy Performance Rating: C Current: 70 Potential: 77

Services: Mains gas, electric, water and drainage

Heating: Gas central heating

Property Construction: Standard Construction

Flood Risk: Very low

The property is affected by a Tree Preservation Order (TPO).

Broadband: FFTP - Fibre to the property directly.

Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

Restrictive Covenants: No caravans and restrictions on hedge height on front boundary.

Rights of way: The water company has a right to access the rear garden to clear a drain.





Grounds & Gardens

The property is approached via a five-bar gate which opens to a sweeping gravel driveway leading to the property and the detached garage.

The double garage offers two doors with the benefit of storage to the loft void. This has further potential to extend, subject to planning, in alignment with neighbouring properties with potential for ancillary accommodation if required.

The generous level plot is a real feature and extends to approximately one acre and provides a high degree of privacy with the house being well screened from the road and neighbours. There are extensive lawns with numerous mature shrubs and herbaceous beds. Surrounding the rear of the property is an extensive south west paved terrace which wraps round the property. There is also a greenhouse and summer house.

The garden backs onto the open forest at North Weirs with easy access for extensive walking and cycling.

Directions

From our office in Brookley Road proceed through the Watersplash and turn right onto Rhinefield Road and take the last turning on the left into The Coppice, where number 14 can be found on the right hand side.

Important Notice

Spencers Property 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.





“

This leafy village on the southern edge of the New Forest has everything you could want for family life in the Forest

”

The Local Area

Brockenhurst is the largest village in the New Forest, boasting a thriving and lively community with all the necessary essentials of a proper working village, including a butcher, bakery, greengrocer, cafes and tea houses, plus services such as a doctor, dentist and post office.

In addition, the village boasts an 18 hole championship golf course, a luxurious spa and a number of highly regarded hotels including the Balmer Lawn, the Pig and Careys Manor, all of which offer fine dining restaurants.

In Brockenhurst the New Forest is all around you and wild ponies, deer and cows roam at will. The North and South Weirs streams join and as one flow through Brockenhurst. In Brookley Road in the warmer months of the year the stream flows across the road, commonly referred to as The Splash.

It is Brockenhurst's mainline station (service into London Waterloo approximately 90 minutes) that turns the dream of a country idyll into reality for those working up in London and makes Brockenhurst village a property hot spot.



For more information or to arrange a viewing please contact us:

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA

T: 01590 622 551 E: brockenhurst@spencersproperty.co.uk

www.spencersproperty.co.uk