



Birch Cottage

9 Martin's Road, Brockenhurst, SO42 7TP

SPENCERS
NEW FOREST





BIRCH COTTAGE

9 MARTIN'S ROAD • BROCKENHURST

A unique opportunity to purchase this stunning detached New Forest cottage set in one of the most sought after locations in Brockenhurst, fronting the open forest. The property has been beautifully extended and refurbished in conjunction with Pell-Stevens Architects and latterly INKSPACE, to offer a fusion of contemporary styling with period features befitting the era to the very highest of specifications. The property benefits from a generous garden with ancillary accommodation and rear access onto the forest.

£1,250,000



3



3



2





The Property

Thought to have been built in the 1890's, the cottage was extended in the 1990's and refurbished by the current vendors in 2016.

A glazed contemporary door leads into a light and airy open plan reception room which benefits from engineered oak flooring throughout with under floor heating. A cosy seating area is set around a feature glass fronted fireplace with a front aspect window overlooking the forest. A real feature of the room is a cantilevered solid oak staircase with glazed balustrades which lead up to the first floor.

The reception room leads through into the rear of the property which has an expanse of glazing set to three sides with sliding patio doors leading out onto the rear garden allowing for plentiful light and open views.



A modern cottage style kitchen is fitted to one side with quality shaker style units at both base and wall level with stone worksurfaces with a peninsular breakfast bar with further storage cupboards set under. An inset sink unit is set in front of a rear aspect window with views across the garden. Integrated appliances include a Siemens induction hob, oven, microwave/grill, warming drawer, fridge and integrated Bosch dishwasher.

There is plenty of space for a dining table and chairs to the other side making a superb space for entertaining and dining.

A sliding pocket door leads into the utility room with coordinating storage units and worksurfaces and an integrated fridge freezer and space and plumbing for appliances. A split stable door leads out to the side and gardens.

A stylish shower room is set off the utility with cleverly designed modern white fittings including a wall mounted WC, vanity wash basin and shower cubicle.

Set at the front is a further snug/study with built in cabinetry and shelving.



The Property Continued...

The first floor landing is flooded with light from a large skylight set in the ceiling overhead and tall stairwell window. The oak flooring continues onto the landing which provides access to the three double bedrooms and family bathroom.

The principal bedroom is set at the front of the house with twin sash windows overlooking the open forest. This room benefits from an expanse of floor to ceiling built in clothes storage cupboards.

Bedroom two is dual aspect and set at the rear with elevated views across the garden. The splay bay window offers window seats over fitted drawers with coordinating bedside table and double wardrobe.

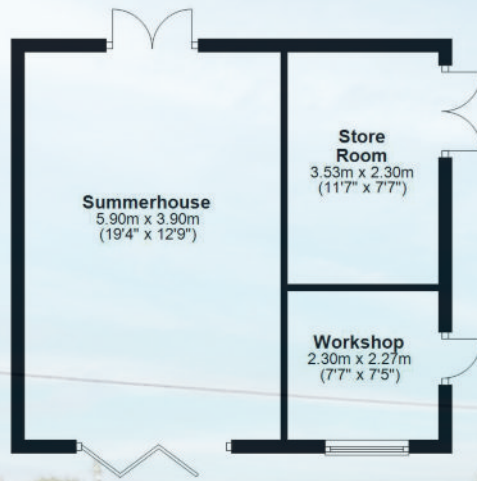
The third bedroom is again a double bedroom with front aspects with extensive built in storage including shelving, drawers and wardrobe set around a small open fire hearth.

A boutique spa style bathroom offers generous space with a large walk-in wet room shower with both a handheld and rainwater showerhead, a vanity wash handbasin, wall mounted WC and inset double ended bath with rainwater tap and complimentary tiled surrounds with built-in shelving and two heated towel rails.





Ground Floor



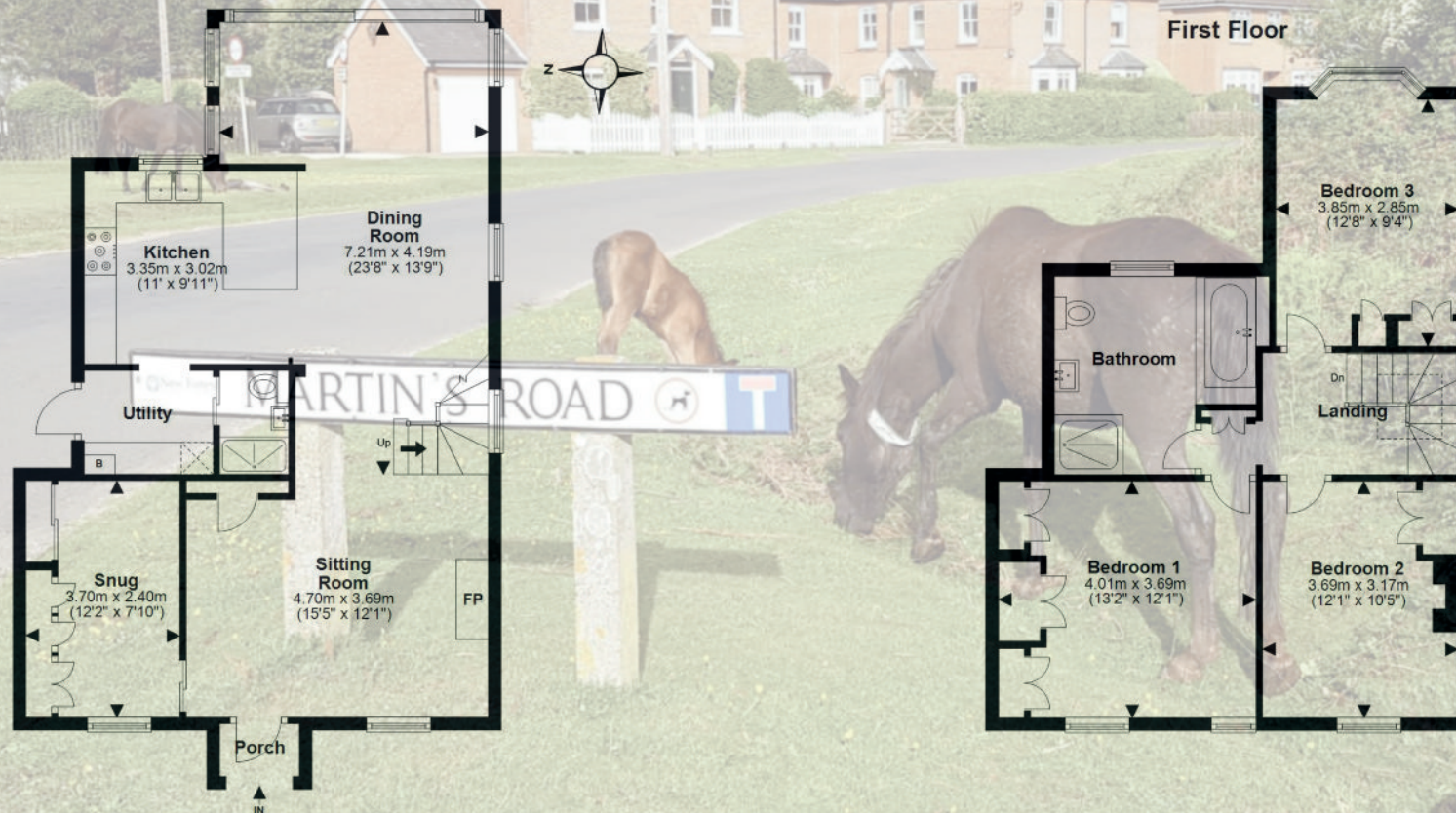
Floor Plan

Approx Gross Internal Areas

House: 122.5 sqm / 1317.9 sqft
Summerhouse, Store Room, & Workshop:
37.1 sqm / 400.1 sqft

**Total Approx Gross Area:
159.6 sqm / 1718.0 sqft**

First Floor





Specifications

- Kitchen Units by Quantum Kitchens
- Stone worktop by Landford stone
- Wooden flooring – Engineered Oak laid by Crestwood of Lymington
- Underfloor heating throughout – Water heated from gas boiler
- Patio doors by Internorm
- Log fire in lounge by Stuv
- Oak Staircase by Meer End
- Hardwood sealed double glazed sash windows by Haroys
- Lounge and snug fitted furniture by Custom Made Furniture
- Downstairs shower room – Laufen / Aqualisa -Heated towel rail
- Upstairs Bathroom – Villeroy -Boch/ Xor/Hans Grohe - Integrated cabinet - Heated towel rails
- Fitted bedroom furniture by Sharps
- Bedroom carpets by Crestwood
- Library Shelves with oak ladder within the log cabin – custom made
- Appeal - remotely controlled blinds within the log cabin



Grounds & Gardens

A picket fence and gate lead into the pretty front garden which provides a further seating area benefitting from the last of the afternoon and evening sun. Side access leads to a good size rear garden which is a real feature of the property, mainly laid to level lawn and flanked with an array of mature shrubs and planting to borders. The garden is apportioned into different areas of interest and features a number of specimen plants and trees. A charming pond offers a natural habitat for wildlife and a haven of tranquility away from the rigours of everyday life.

Extending across the rear of the property is a paved terrace providing an ideal space for outdoor dining and entertaining. At the end of the garden, a recently built log cabin, offers superb ancillary accommodation suitable for occasional use. This generous vaulted area offers bifolding doors on the garden side and french doors on the forest side, with extensive built in cabinetry and shelving across one wall, a fridge and coffee making station with storage units and worksurfaces. This is a versatile area for use as a home office, gym or guest bedroom if required.

Adjoining the annexe there is also a work shop and storage. A rear gate leads to a further decking area at the back of the log cabin with views across the forest to the rear. There is a five bar gate providing access to the forest track. Further outbuildings include a shed and greenhouse.

Directions

From our office in Brockenhurst, turn right onto Brookley Road. Proceed over the watersplash and at the end of the road turn right on to Rhinefield Road. Take the first turning on the right into Meerut Road. Where the road splits, bear left and continue along Meerut Road before turning left into Martins Road. The property can then be found after a short distance on the right hand side.







Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: C Current: 69 Potential: 82

Mains gas, electricity, water and drainage

Conservation Area: Brockenhurst

Flood Risk: Medium

We believe the property may benefit from some forest rights.

Property construction: The owners have advised that the property is of brick construction.

Parking: Communal parking to the front of the property.

Broadband: ADSL Copper-based phone landline

Superfast broadband with speeds of up to 58 Mbps is available at the property (Ofcom)

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

Overhead electricity cables covered by wayleave agreement.

Situation

The property is situated on Martins Road, a sought after no through road with direct access onto the open forest and within walking distance of the village centre. Brockenhurst offers a mainline railway station with direct links to London Waterloo and a good local community of shops and restaurants.

The picturesque village of Beaulieu lies 7 miles to the East with the marina of Bucklers Hard on the Beaulieu River. Approximately 4 miles to the South is the Georgian market town of Lymington with its extensive yachting facilities, ferry service to Yarmouth, Isle of Wight and its famous Saturday county market. To the North is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 giving access to London.



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@spencersnewforest.com

www.spencersnewforest.com