



2 Oaktree Cottage

Waters Green, Brockenhurst, SO42 7TL



SPENCERS





2 OAKTREE COTTAGE

WATERS GREEN • BROCKENHURST

A delightful three bedroom, semi detached character cottage located in a most sought after lane in the Waters Green area of Brockenhurst.

The property is offered to the market with no onward chain.

£875,000



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3



2





The Property

The property offers a classic and elegant fronted red brick façade with symmetrical casement windows set either side of a pretty, covered central porchway. The porch grants access to the welcoming dining space and open kitchen. Amtico flooring is fitted to the dining room, lounge and downstairs bedroom.

The cosy sitting room leads into the conservatory and has a feature fireplace with a woodburner.

The kitchen benefits from marble worktops, integral fridge/freezer and dishwasher, Britannia range cooker with six ring gas hob with oven and warmer, set into a charming reclaimed brick feature arch. The kitchen sweeps round into a bright conservatory to the rear elevation, providing a further reception room.

There is also a single bedroom downstairs, opposite the shower room with shower cubicle, w/c, pedestal basin, velux window and radiator.

To the upstairs are two double bedrooms, with the principal bedroom benefitting from a full range of fitted wardrobes, triple aspect windows, beamed ceilings and storage cupboard.

The family bathroom comprises oversized sink with vanity unit under, corner shower unit, w/c, velux window, tiled to full height.

There is a useful office space with radiator, two velux windows and ample built-in storage and desk.

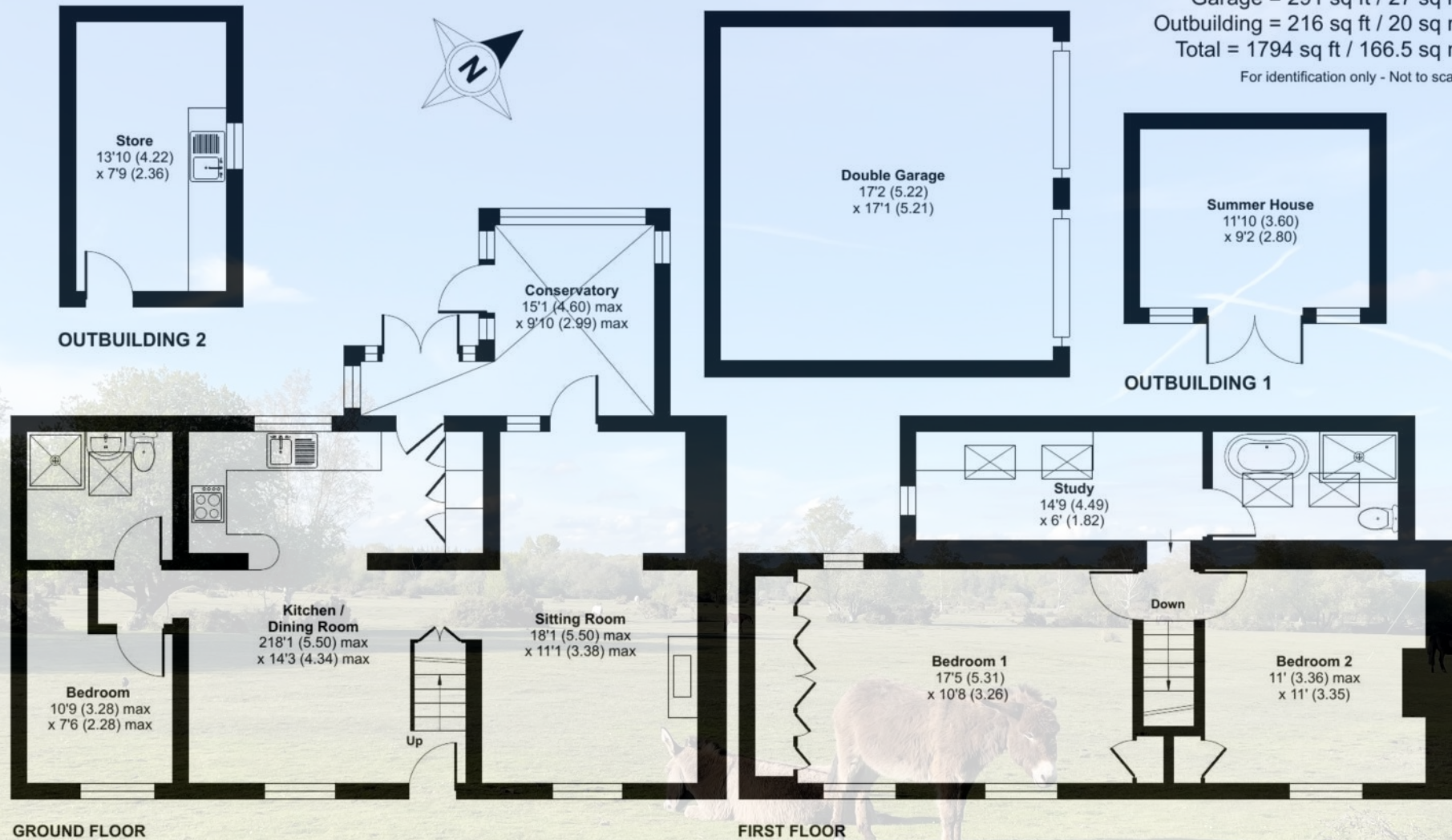
Approximate Area = 1287 sq ft / 119.5 sq m

Garage = 291 sq ft / 27 sq m

Outbuilding = 216 sq ft / 20 sq m

Total = 1794 sq ft / 166.5 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). © nitchecom 2025. Produced for Spencers of the New Forest Ltd. REF: 1343644

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 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.



Grounds and Gardens

The front garden has a lawn with gravel pathways, mature borders with a variety of shrubs and plants. There is a heated swimming pool with paved area surrounding it. The pump and heating system is contained in the shed and there is a summerhouse pod ideal for al fresco dining. There is a brick-built utility/storage building, gravelled BBQ area with hot tub and a large summerhouse/gym.

The rear garden is laid to gravel with an old well and more storage sheds. An oak-framed double garage provides parking for two cars and ample storage above on a mezzanine level.

Directions

From our office in Brookley Road, turn left and take the first left into Grigg Lane. Proceed along Grigg Lane and take the third left onto the front of Waters Green. Take the first turning on the left into Burford Lane and the property can then be found at the end of the lane, on the apex and just before the Ford.

Situation

The property is situated off a quiet lane within the much sought after 'Waters Green Triangle', close to the green and moments from the open forest. The village of Brockenhurst, situated in the heart of the New Forest, benefits from a mainline station with direct access to London/Waterloo (approximately 90 minutes) and an extensive range of local shops, restaurants, a popular tertiary college and the renowned Brockenhurst Golf Club.

The Georgian market town of Lymington is approximately 5 miles south with its extensive yachting facilities, a ferry service to Yarmouth, Isle of Wight and a popular Saturday county market. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 for access to London.



Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: D Current: 61 Potential: 79

Services: Mains gas, electric, water and drainage

Heating: Gas central heating

Construction Type: Standard Construction

Conservation Area: Brockenhurst

Flood Risk: Low

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Mobile Coverage: No known issues, buyer to check with their provider for further clarity.





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

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