



Brock Cottage *Furzey Lane, Beaulieu, SO42 7WB*

SPENCERS
NEW FOREST





BROCK COTTAGE

FURZEY LANE • BEAULIEU

A detached, four bedroom Arts and Crafts bungalow built in 1920 with the benefit of a separate one bedroom annexe available with no chain and enviably positioned along a tranquil no-through lane on the edge of Beaulieu adjacent to the open forest offering accommodation in excess of 3300 sq ft.

The property would now benefit from a programme of refurbishment or further extension and offers huge potential on this plot approaching one acre. Available to the market for the first time.

Offers In Excess Of £1,200,000



5



4



4





The Property

Built in 1920 in the Arts and Crafts style, as featured in the April 1921 edition of *Our Homes and Gardens*, this property was built by a renowned local builder with 18" walls built using 'Pisé de terre' building methods and originally thatched to suit the local vernacular with leaded windows. The site was acquired originally from Lord Montague of the Beaulieu Estate with the benefit of close proximity to the moorings on the Beaulieu River.

The original oak front door grants access into a generous reception hall. The sitting room offers triple aspect windows facing the open forest and enjoying unimpeded afternoon and evening sun, with patio doors leading out to the peaceful, enclosed side garden and ornamental pond. The stone fireplace is an impressive feature of the living room.

The generously proportioned dining room is set across the hallway with dual aspects and a further door leads into the kitchen with the original handmade fitted kitchen which is amply spacious to allow modernisation. Original leaded windows and door open to the conservatory.

The conservatory is a bespoke, double glazed construction of Vitex, a durable hardwood, with double doors opening onto a southeast facing patio featuring an original well.

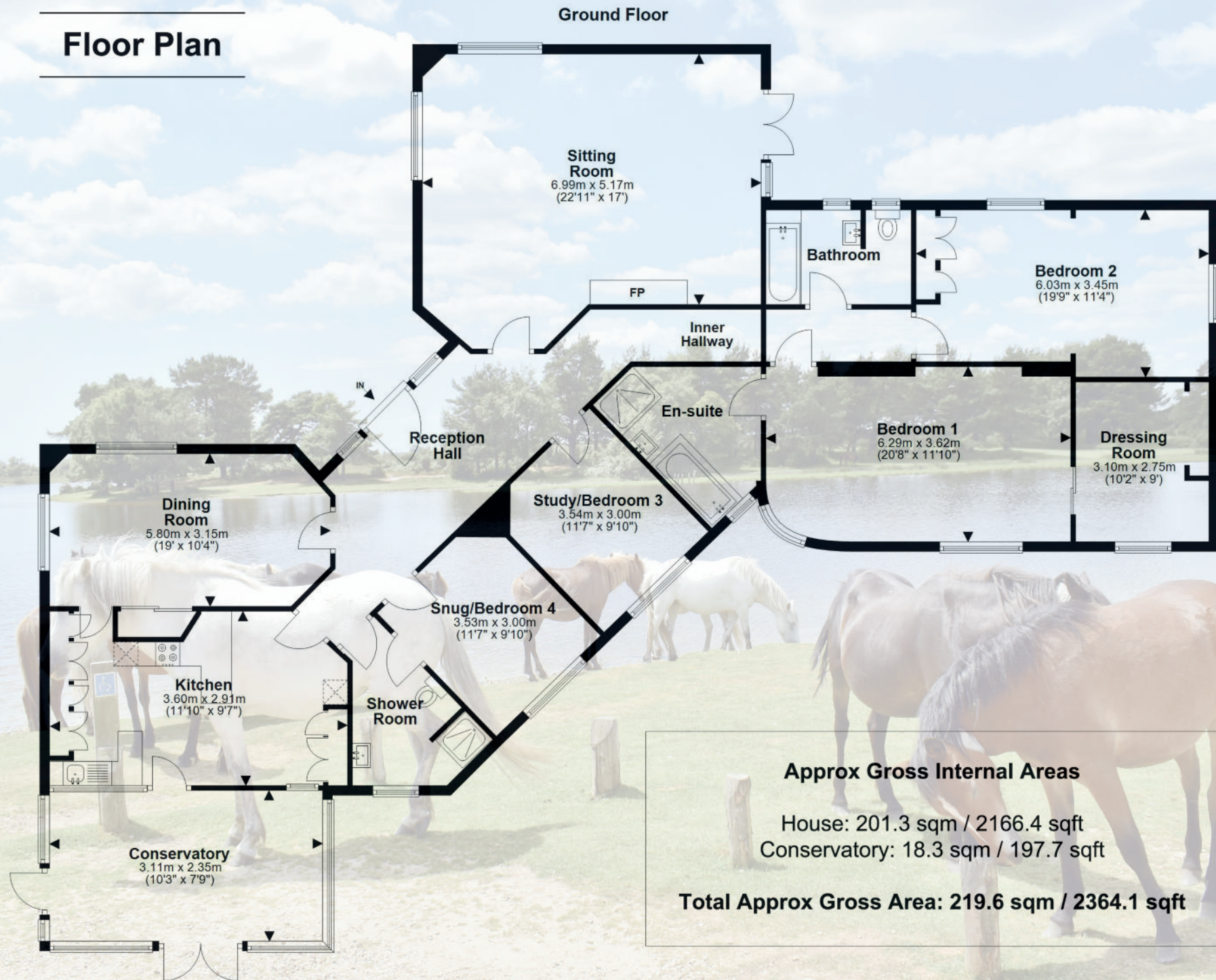
The generous principal bedroom suite has two windows enjoying views of the rear garden, with an easterly aspect enjoying morning sun. There is a useful dressing room with another window and an en-suite bathroom with window to rear, w/c, bath with tiled surround, wash basin, shower cubicle and radiator.

Off the inner hallway lies another spacious bedroom with dual aspect windows overlooking the pond and side garden, and an adjacent family bathroom, also with two windows overlooking the pond. Two further double bedrooms/study/snug have original leaded light windows overlooking the rear garden. One has a further ensuite with additional access from the hallway.





Floor Plan







The Cottage/Annexe

A separate detached one bedroom annexe is set to the side of the main house which has access to an outdoor w/c and boiler cupboard. A half glazed front door leads into an entrance hall/boot room with laminate flooring.

An inner hallway contains a useful storage cupboard and leads into a fitted kitchen/diner. Patio doors lead to a small patio and secluded part of the rear garden which is laid to lawn with mature shrubs and trees, planted borders, oil tank and shed.

Upstairs is currently arranged as one bedroom to the rear and a sitting room enjoying sweeping views across the open forest to the front. A shower room has tiled flooring, shower cubicle, w/c, basin with vanity unit and radiator.

Grounds & Gardens

The property sits in approximately one acre of land with open views across the front over the forest and heathland. Accessed by large wooden gates, there is a gravel drive which can accommodate several vehicles. There are two garages: one single and one that will accommodate up to two cars.

There are extensive lawned gardens to the front and back with a variety of mature shrubs and trees, a partly walled garden to the side with topiary, ornamental pond, patio areas and pergola, a patio to the rear with original well, a vegetable garden and orchard, greenhouse, a large oak framed shed with double doors, fruit cages, and compost area.

Directions

From our office in Brookley Road turn left and proceed along to the end of the road to the junction with the A337 (Lyndhurst Road). Turn right and over the level crossing, take the first turning left into Mill Lane and proceed along to the end and turn right. Take the Beaulieu Road through the forest for approximately 4 miles and you will see a small lake on your right called Hatchet Pond. Take the next left into Furzey Lane. The property can then be found on the right hand side.

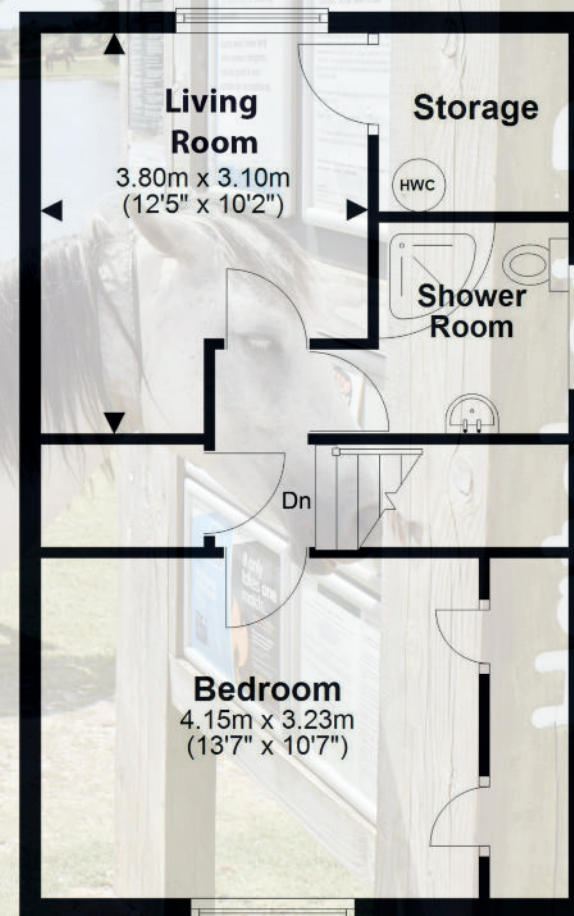
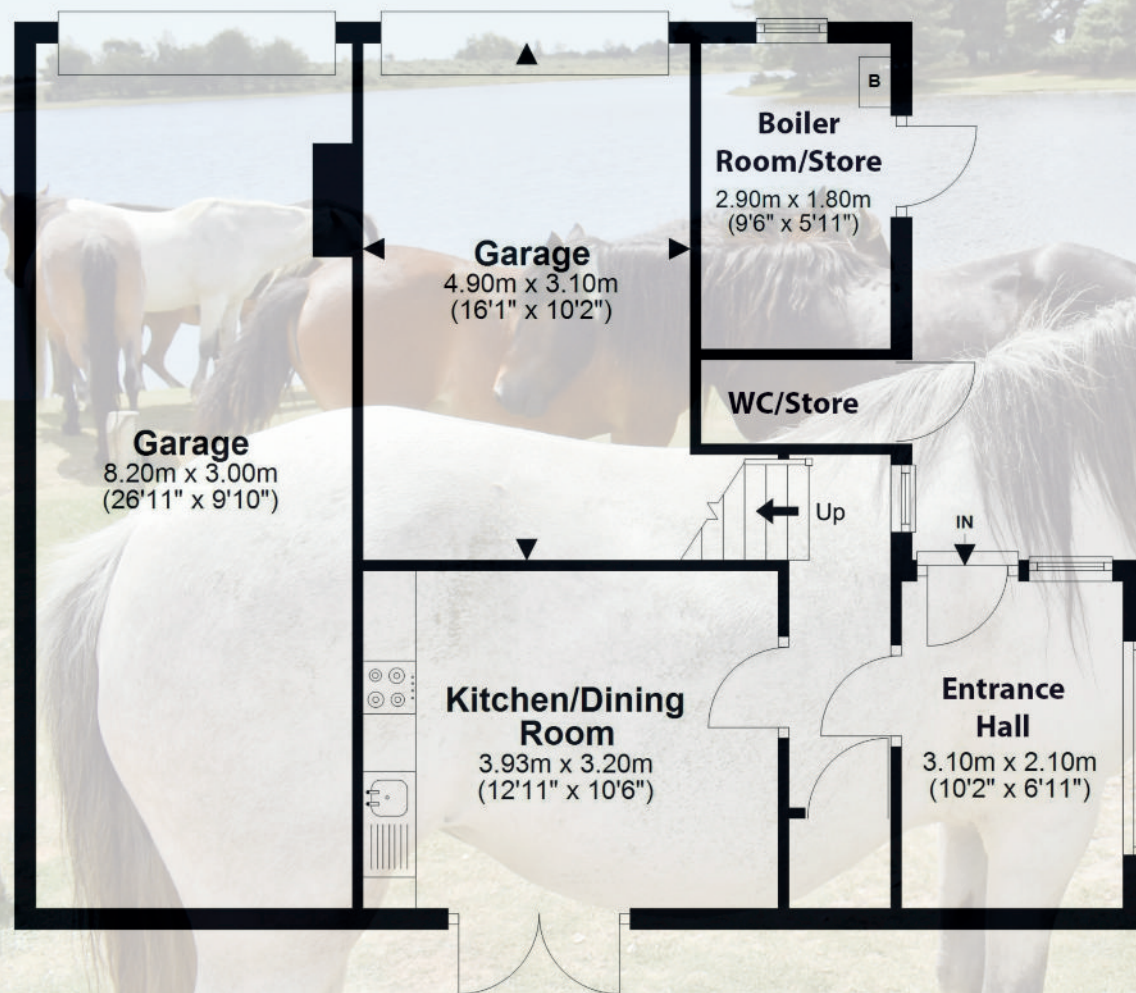
Floor Plan

Annexe

Approx Gross Internal Area
(including Garages)
114.2 sqm / 1229.7 sqft

Ground Floor

First Floor







Additional Information

Tenure: Freehold

Council Tax Band: G

Main House - Energy Performance Rating: E Current: 50 Potential: 68

Annexe - Energy Performance Rating: F Current: 31 Potential: 72

Services: Mains electric and water

Private drainage: Cesspit

Oil fired heating serves both house and annexe

Property Construction: Part Pisé de terre walls

Conservation Area: Forest South East

Flood Risk: Very low

Superfast broadband with speeds of up to 80 Mbps is available at the property (Ofcom).

Mobile coverage: No known issues, buyers to check with their provider.

Agents Note: The architect Leonard Martin (1869-1936) was a well known Arts and Crafts architect.

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.



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

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