

Beachern Wood Cottage, Aldridge Hill  
Brockenhurst, SO42 7WD



*A wonderful opportunity to acquire a forest fronting three-bedroom cottage offered to the market in need of full modernisation and with potential to enlarge or rebuild (STPP).*

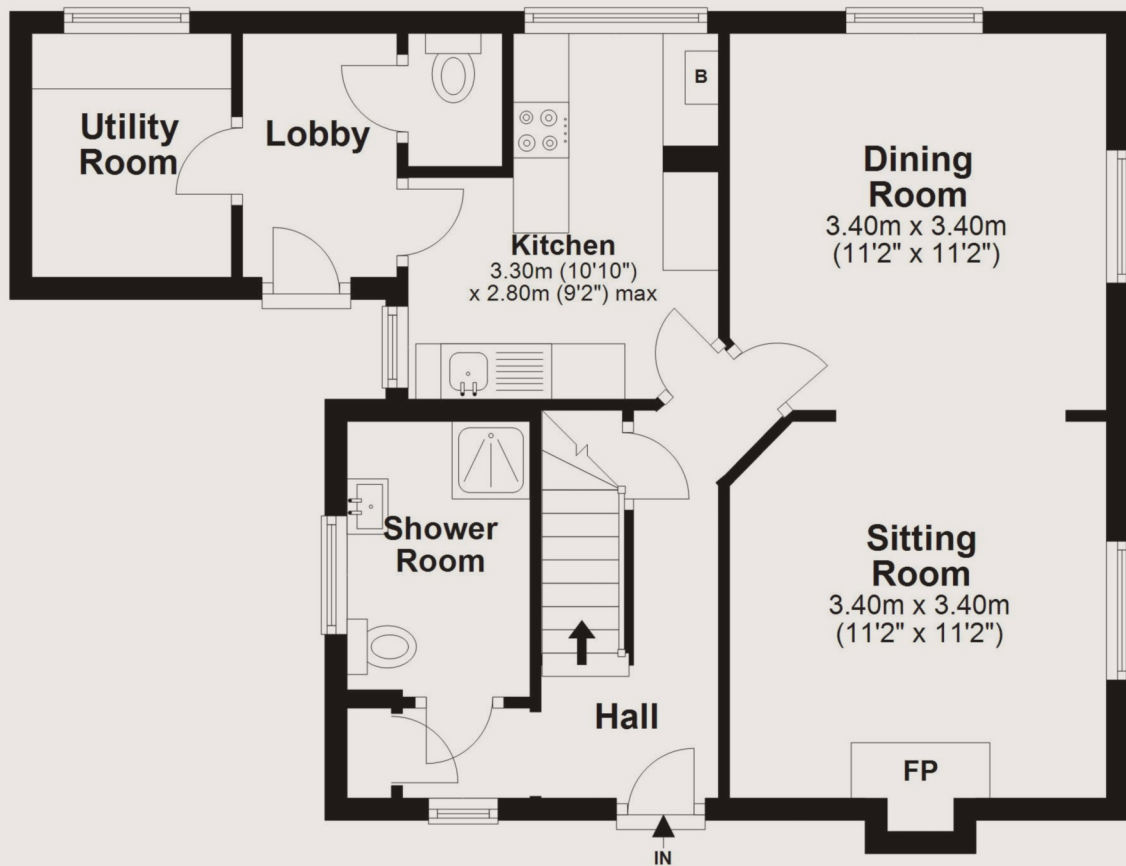
*Situated with direct forest access on the edge of the village of Brockenhurst, the cottage is now available with no onward chain.*

**£895,000 Guide Price**

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## Ground Floor

Approx. 52.6 sq. metres (565.8 sq. feet)



## First Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



**Total area: approx. 91.7 sq. metres (986.9 sq. feet)**

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



## The Property

The entrance leads you into a hallway from where the majority of the ground floor accommodation can be accessed including a ground floor shower room. Further along the hall a door leads into a large living/dining room with double aspect views and feature fireplace.

At the rear of the property a fitted kitchen with large window allows for ample natural light. A lobby sits beyond the kitchen with access to the gardens and into a W/C and utility room beyond.

Stairs from the main hallway lead to the first floor landing where there are three double bedrooms. The principle bedroom offers double aspect views across the garden and open forest beyond and offers a good size built in wardrobe and vanity unit. The two further bedrooms provide bright and airy accommodation with bedroom three offering further built in wardrobes.

## Grounds & Gardens

A small gravel track off the forest lane leads to the entrance of the property which sits centrally in just under a third of an acre plot. The garden is mostly laid to lawn and is entered via a gated entrance with detached garage at the front. A separate pedestrian gate allows for access straight onto the open heathland at Aldridge Hill.

The boundary of the property is mostly flanked by hedgerow and picket fencing with an array of hedging and shrubs nestled through the garden allowing for a very tranquil and private setting.

## The Situation

Aldridge Hill is situated at the western end of Brockenhurst between Rhinefield and Black Knoll, directly opposite the open forest and close to the much famed Rhinefield Ornamental Drive. The location is arguably one of the finest in Brockenhurst, with the village offering a mainline railway station with direct links to London Waterloo (approx. 90 minutes), a well-regarded primary school and tertiary college 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, its famous Saturday county market and ferry service to Yarmouth, Isle of Wight. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 giving access to London.

## Services

Mains electric and water. Oil central heating.

Private drainage.

Energy Performance Rating: E Current: 48 Potential: 80

Tenure: Freehold

## Directions

From our office in Brookley Road turn right and proceed over the Watersplash turning right onto Rhinefield Road. Proceed along the road and turn right into Aldridge Hill. The property can then be found on the right hand side.

## Points of Interest

Brockenhurst Primary School	1.4 Miles
Brockenhurst Mainline Railway Station	1.6 Miles
Brockenhurst Tertiary College	1.6 Miles
The Pig Restaurant	2.6 Miles
Lymington Hospital	5.2 Miles
Lime Wood Hotel	6.5 Miles

