



## 7 Careys Cottages

*Brockenhurst, Hampshire SO42 7TF*

SPENCERS  
NEW FOREST









*An enchanting cottage located on a forest track in a highly sought after location close to the village and open forest with planning permission granted for a ground floor cloakroom.*

## The Property

Built around the turn of the century, this beautifully presented cottage offers an elegant façade of brick and tiled elevations and casement windows set around a central brick and timber portico with beamed framework and pitch tiled roof.

The accommodation offers a well configured layout with an elegant fusion of modern fittings and period features, including feature fireplaces, picture rails and wooden floors.

The double aspect kitchen/breakfast room has a wonderful feel and is fitted with a range of wall and base units and tiled flooring.

This room links to both the sitting room and adjoining dining room which both benefit from large rear aspect windows overlooking the garden.

To the first floor, both the master bedroom and guest double bedroom feature rear aspect windows providing elevated views across the beautiful garden and Angel Valley.

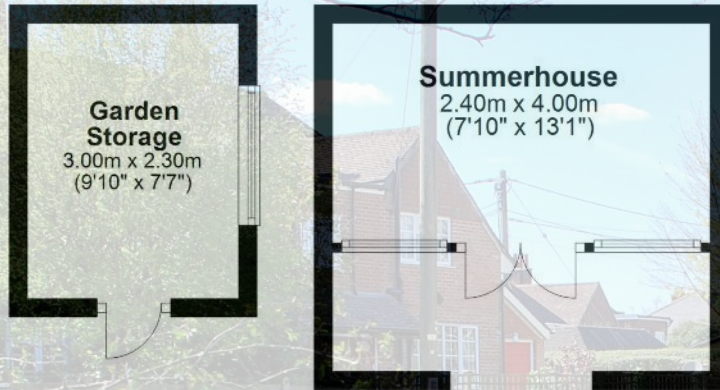
The bedrooms are complemented by a good size bathroom overlooking the front aspect.

**N.B.** Planning permission has been secured for the addition of a ground floor wc. See link <https://planning.agileapplications.co.uk/nfnpa/application-details/101743>



# FLOOR PLAN

## Ground Floor

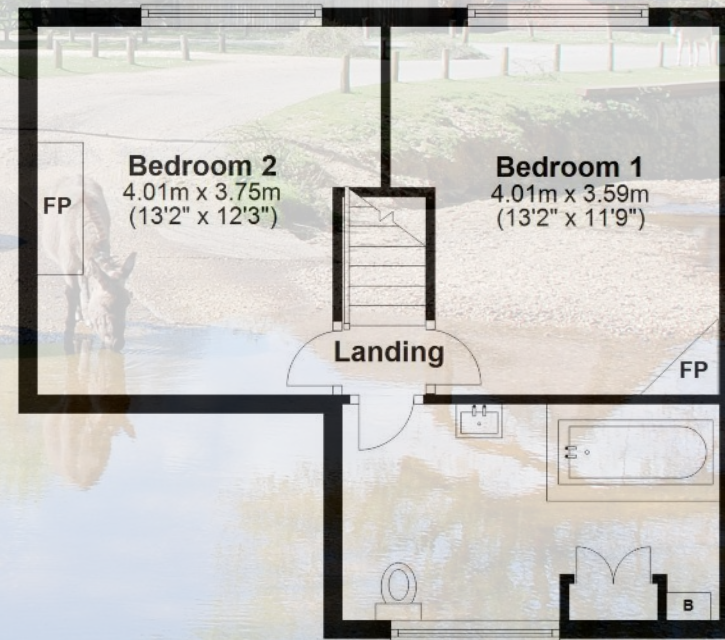
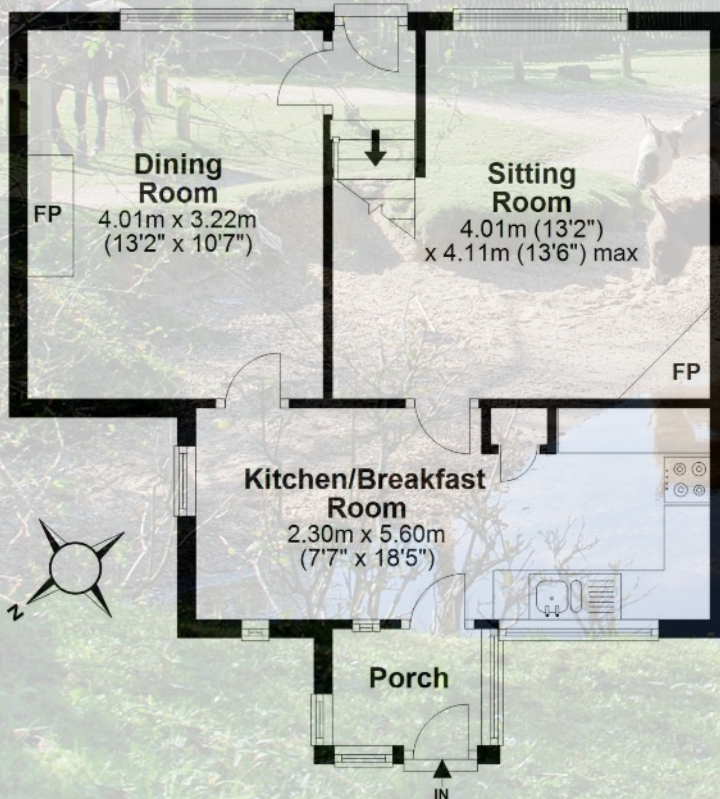


### Approx Gross Internal Areas

House: 85.4 sqm / 919.2 sqft  
Outbuildings: 22.3 sqm / 240.0 sqft

**Total Approx Gross Area:**  
107.7 sqm / 1159.2 sqft

## First Floor



# Floor Plan





*The property benefits from beautiful gardens enjoying a delightful southerly aspect and offers potential for enlargement (STPP)*

## Grounds & Gardens

The property is approached via a hatchet gate opening onto a brick paved pathway leading to the front entrance.

Set either side of the pathway are areas of lawn garden with established planting and a pretty picket fence frontage.

Side access leads to the beautiful rear garden which extends back to the Angel Valley to the rear.

The garden is predominantly laid to lawn, interspersed by a number of planted beds and specimen trees including Crab apple, Lime, Birch, Acer and fruit trees.

Set to the rear of the plot is a delightful summer house, a good size timber shed and a private access gate opening onto the Angel Valley with its picturesque stream and footpath to the village. The garden enjoys a southerly aspect and further benefits from a brick paved terrace adjoining the cottage.



**OIEO £625,000**







## The Situation

The property is situated off Meerut Road in a quiet and highly regarded road opposite the open forest at Butts Lawn. Brockenhurst village centre is within walking distance and offers a mainline railway station with direct links to London Waterloo and a good local community of shops and restaurants. Approximately 4 miles to the south is the Georgian market town of Lymington with its extensive yachting facilities, famous Saturday 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.

## Directions

From our office in Brookley Road turn right and proceed over the Watersplash and turn right into Rhinefield Road. Proceed around the sharp bend and take the first right into Meerut Road. Proceed along Meerut Road and take the right hand turning into Careys Cottages. At the end of the track turn left and the property can be found after a short distance on the right hand side.

## Services

Energy Performance Rating: E Current: 47 Potential: 84

Services: All mains services are connected to the property. Gas combi boiler

Tenure: Freehold

Council Tax Band: E

## Viewing

By prior appointment only with the selling agents Spencers of the New Forest.

Spencers of The New Forest 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.







*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

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. Brockenhurst is the largest village in the New Forest, a thriving and lively mix of community and cachet, quality and quirky with all the necessary essentials of a proper working village - butcher, bakery and greengrocer, full quota of cafes and tea houses, plus services such as doctor, dentist and bank. Work into the equation the unexpected and the glamorous: a wine and cheese cellar, premier golf course, luxurious spa and top restaurants such as The Pig (the first in the group of hip country house hotels) and Cambium (fine dining at Careys Manor). It all makes Brockenhurst a gem in the heart of the Forest.

## Points Of Interest

The Cloud	0.1 miles
Careys Manor	0.3 miles
The Pig Restaurant	1.0 miles
Brockenhurst Tertiary College	0.4 miles
Brockenhurst Primary School	0.5 miles
Brockenhurst Mainline Railway Station	0.5 miles





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

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