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# Popes Cottage, Brook, Lyndhurst SO43 7HE

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£900,000

- Quintessential Cottage
- 2000 square feet
- Sought after village
- Great access to Forest
- Third of an acre
- Beautifully renovated
- Period features
- Viewing essential







4



2



3

An absolutely stunning Grade II cottage in one of the New Forest's most desirable villages. Popes Cottage has been the subject of a meticulous and stunning scheme of renovation and now offers period features combined with the convenience of modern day living.

Brook is situated within the New Forest National Park and whilst in a super village also offers good road access via the M27 and A36. With walking distance of Popes Cottage are two excellent pubs both serving food. There are two championship Golf Course and a village shop. The villages of Brook and Bramshaw offer numerous outdoor pursuits across the Forest and abundance of wildlife can be found including horses, donkeys, cows, sheep and pigs as these villages are one of the few that celebrate the ancient New Forest tradition of pannage.





The accommodation is arranged over two floors and benefits from a wealth of period features and charm befitting of the properties age.

The ground floor offers a flexible range of reception rooms with a modern farmhouse style kitchen, there is a lovely dining room and a gorgeous separate sitting room with an inglenook fireplace with exposed brickwork inset with log burner. The ground floor is completed by a large study adjacent to the sitting room which could be combined to offer ancillary accommodation.











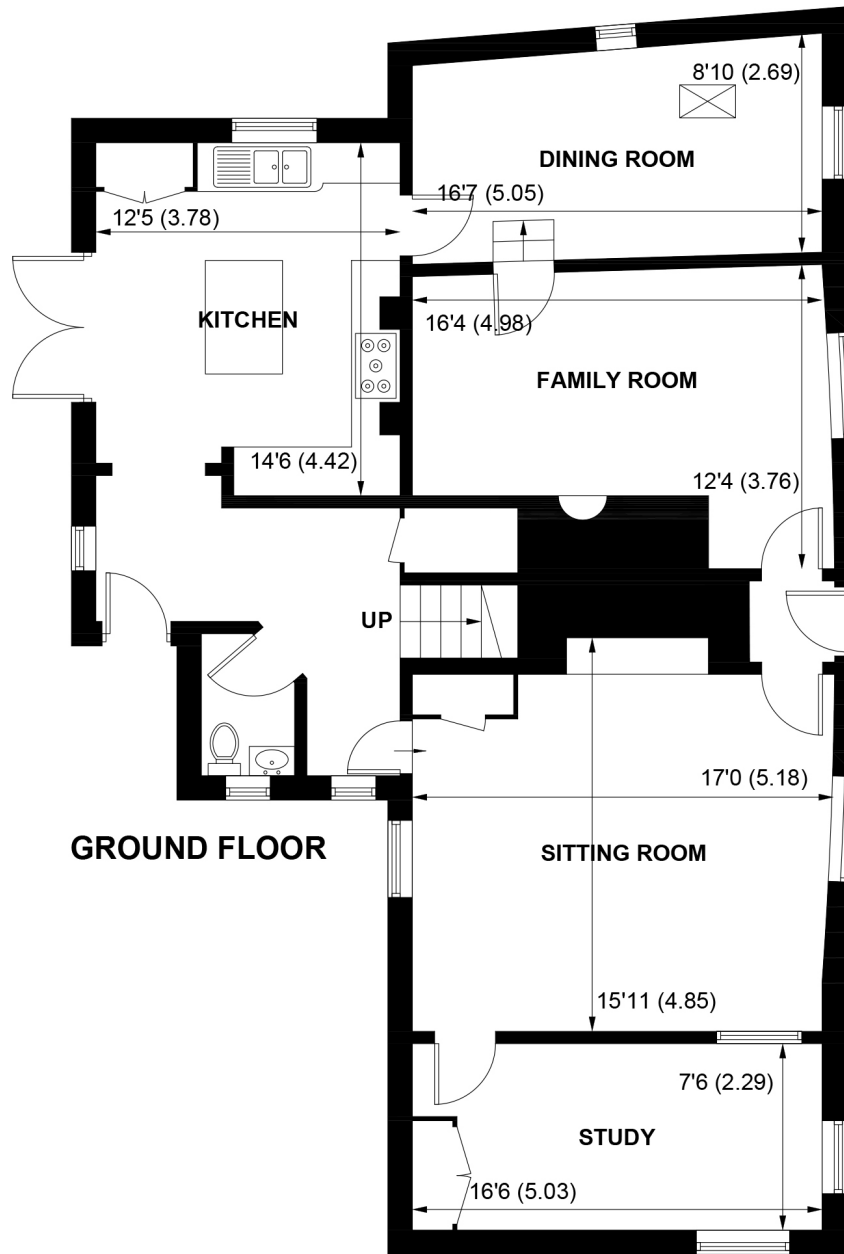
The first floor offer three magnificent bedroom suites, with vaulted ceilings and exposed beams creating a superb ambience. The principle bedroom is set to the rear of the house providing a wonderful sense of privacy, it also has an en-suite. The further two well proportioned double bedrooms are served by a family bathroom.


The gardens are delightful and extend to just shy of 1/2 an acre with a large patio area providing a great al-fresco entertaining space the majority of the garden is laid to lawn. There is ample parking at Popes Cottage with a driveway to the front and access to the rear.

In summary we believe this a superb opportunity to acquire a delightful cottage in first class order within one of the New Forest's most desirable villages.







 = Reduced headroom below 1.5m / 5'0

**APPROXIMATE GROSS INTERNAL AREA = 1934 SQ FT / 179.7 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
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