



# Balmer Lawn Cottage

*Balmer Lawn Road, Brockenhurst, SO42 7TT*

SPENCERS  
NEW FOREST









## BALMER LAWN COTTAGE

BALMER LAWN ROAD • BROCKENHURST • NEW FOREST

*A picturesque five bedroom detached double fronted Victorian home situated in an idyllic spot in the heart of the open forest and within easy reach of Brockenhurst High Street with its mainline station and array of shops and cafes. With direct access to some of the most beautiful parts of the national park, this imposing family home is a blank canvas for any concerning buyer to add their modern touches to.*

*As well as the spacious bedrooms there are three reception rooms, a detached brick garage and mature gardens to the front and rear and the house is offered to the market with no onward chain.*

**£1,350,000**







## The Property

You enter through the front door via an open porch to a central hallway, with doors leading to the sitting room, the large kitchen/breakfast room, the dining room and with stairs in front of you leading to the first floor.

The dining room to your left offers convenient access from the kitchen as well as the hallway, and there is a useful utility room on the other side of the kitchen which additionally houses a downstairs WC.

The kitchen itself is the centre of the home with an oil-fired AGA and flagstone flooring and boasts both low and eye level units and views out to the garden.

The sitting room to the other side of the hallway balances the downstairs space perfectly and provides a bright and sunny double aspect room with double doors leading directly to the garden and centres around a lovely feature fireplace. A further flexible room, currently used as a family room, is accessed through the sitting room offering a peaceful space with further dual aspect views.

Stairs from the main hallway lead you to the first floor landing which provides access to all the bedrooms, the master of which boasts its own en-suite and ample built-in wardrobe space.

Four further double bedrooms are accessed from the landing with two of them sitting at the rear of the property offering stunning views into the garden and forest. A further three piece family bathroom completes the upstairs accommodation.











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## Grounds & Gardens

Surrounded by the open forest, which is directly accessed from a double gate to the side of the gardens. The cottage has pretty gardens with a high hedge to the front and picket entrance gate to prevent the donkeys and ponies from entering.

There is a separate five bar entrance gate to the driveway and parking for vehicles in front of the detached brick garage. A second wooden double gate next to the garage leads directly onto the forest.

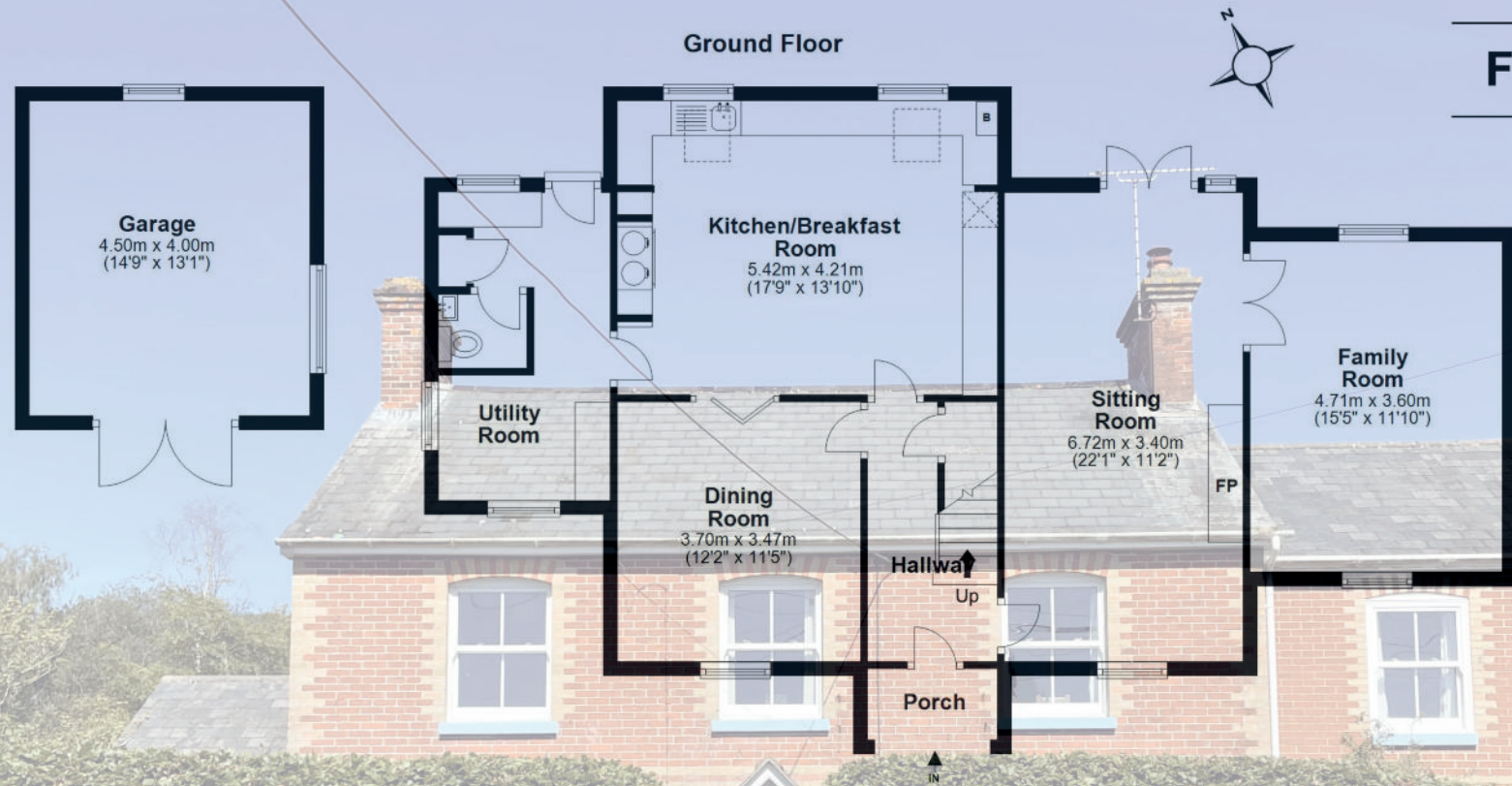








# Floor Plan

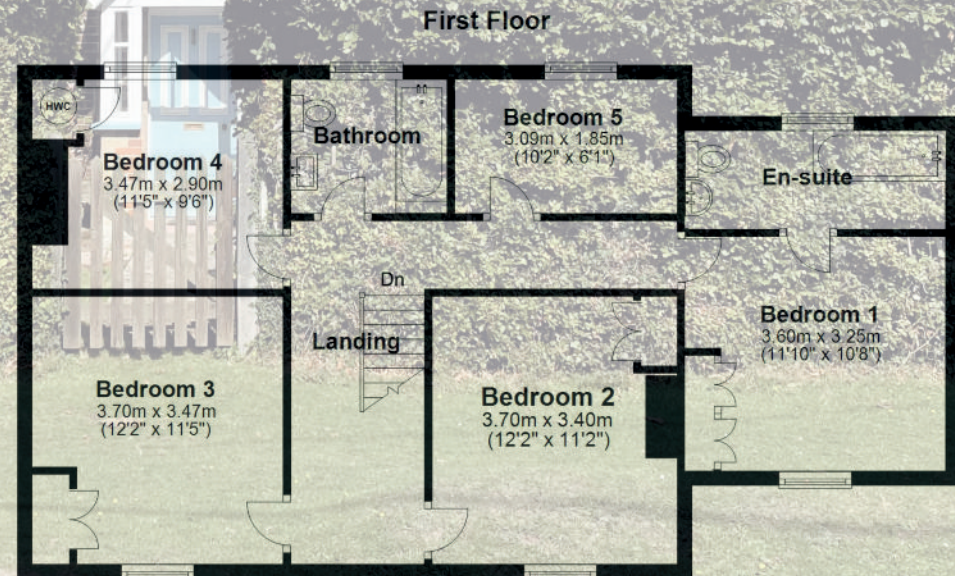


## Approx Gross Internal Areas

House: 174.7 sqm / 1880.5 sqft

Garage: 18.0 sqm / 193.7 sqft

**Total Approx Gross Area:  
192.7 sqm / 2074.2 sqft**







## Directions

From our office in Brookley Road turn right and take the first left into Grigg Lane, proceed along to the end and over the cattle grid to the junction with the Lyndhurst Road (A337). Turn left and take the first right in front of the Balmer Lawn Hotel onto the Balmer Lawn Road. The property can be found on the left hand side after the section of open forest which is also on the left.

## Additional Information

All mains services connected

Tenure: Freehold

Energy Performance Rating: D Current: 62 Potential: 77

Council Tax Band: G



## Situation

The property is situated in a prime position on Balmer Lawn Road, overlooking the open forest, but easily accessible to the centre of the village.

Brockenhurst offers a main line rail station serving London Waterloo (approximately 90 minutes), an extensive range of shops and restaurants, a tertiary college, primary school and 18 hole championship golf course.

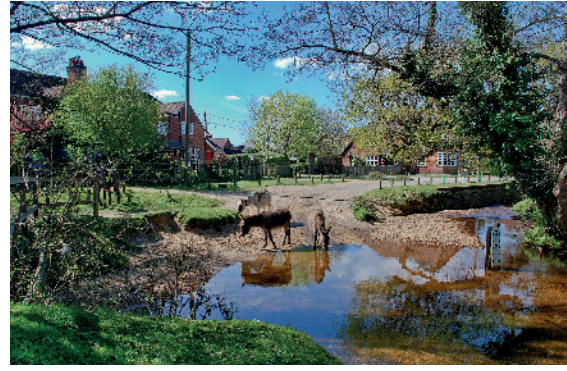
Approximately ten miles to the south is the Georgian market town of Lyminster, renowned for its yachting facilities.

Some four miles to the north is the village of Lyndhurst, just beyond which is Junction 1 of the M27 motorway, which links to the M3 and access to London.









## The Local Area

Brockenhurst is the largest village in the New Forest, boasting a thriving and lively community with all the necessary essentials of a proper working village, including a butcher, bakery, greengrocer, cafes and tea houses, plus services such as a doctor, dentist and post office.

In addition, the village boasts an 18 hole championship golf course, a luxurious spa and a number of highly regarded hotels including the Balmer Lawn, the Pig and Careys Manor, all of which offer fine dining restaurants.

In Brockenhurst the New Forest is all around you and wild ponies, deer and cows roam at will. The North and South Weirs streams join and as one flow through Brockenhurst. In Brookley Road in the warmer months of the year the stream flows across the road, commonly referred to as The Splash. There is a second ford in the Waters Green area of the village and this flows continuously throughout the year. From beyond this the Weirs stream meets the river formed by the Blackwater and Ober Water to become the Lymington River.

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.

## Important Notice

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.





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

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