



# Orange Cottage

*Brookley Road, Brockenhurst, SO42 7RA*

SPENCERS  
NEW FOREST









# ORANGE COTTAGE

BROOKLEY ROAD • BROCKENHURST

*Arguably, the prettiest cottage in the heart of Brockenhurst full of period character features and with a stunning garden. This Grade II listed former estate cottage and attached coach barn, now a vaulted farmhouse kitchen, dates back to 1850 and has been sympathetically refurbished to create a beautiful three bedroom home and oasis of calm. The setting is within a stunning garden, with ornate well, which wraps around to three sides of the property with excellent off road parking.*

£900,000



3



3



2







## The Property

The owners have created a glass atrium to link the coach barn to the main cottage and use this delightful area as their main entrance with the original ornate front door for occasional use.

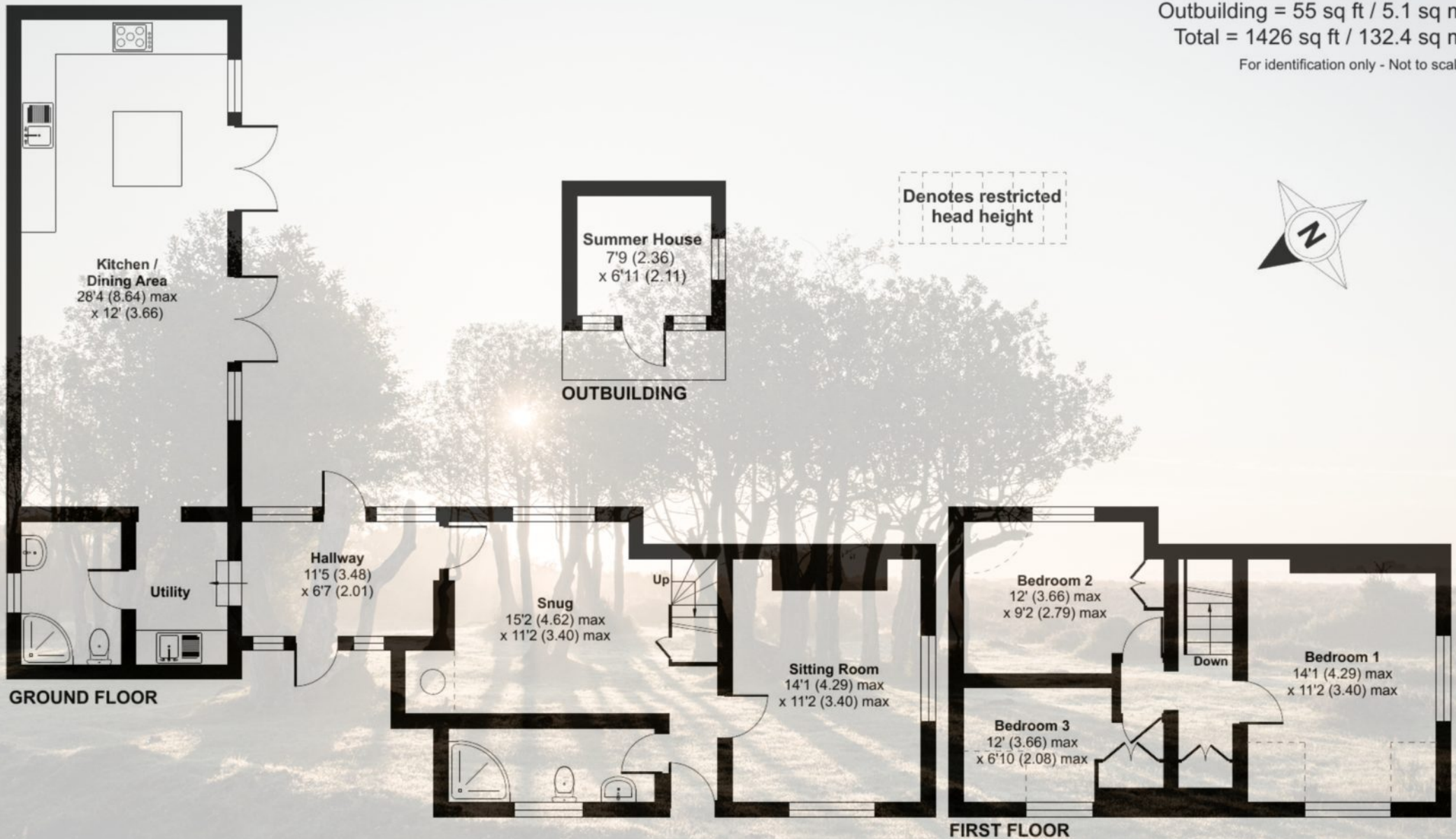
The atrium has a ceramic floor and glazed doors to both the west and east elevations, so allow easy access to the gardens. Steps lead from the atrium to the attractive vaulted and beamed kitchen/dining room. This generous space has two sets of glazed doors leading out to the garden and a wooden floor. There are ample wooden painted storage units and a double butler sink. A large island unit incorporates a breakfast bar and further storage with complimentary wooden worksurfaces. Appliances included an under counter fridge and freezer, dishwasher and rangemaster cooker with gas hob. Adjacent to the kitchen is a utility room with sink unit and plumbing for the laundry area. There is a ground floor shower room with attractive exposed brick wall.

The cottage has two lovely sitting rooms and the headroom throughout the whole property is excellent. One reception room is currently used as a music room with log burning stove set into a exposed brick fireplace and with the staircase rising to the first floor. A hallway is set off this area which leads through to the family sitting room with open fireplace and windows to the front and the side aspects. There is a family bathroom completing the ground floor accommodation.

The first floor landing with storage cupboard provides access to three good sized bedrooms, all having refurbished exposed wooden floors and delightful views from the windows of the surrounding garden and glimpses of village life.



Approximate Area = 1330 sq ft / 123.5 sq m  
Limited Use Area(s) = 41 sq ft / 3.8 sq m  
Outbuilding = 55 sq ft / 5.1 sq m  
Total = 1426 sq ft / 132.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Spencers of the New Forest Ltd. REF: 1164436



## Grounds & Gardens

The property is constructed with stunning herringbone brickwork set within ornate wooden timber frame with leaded windows (having bespoke secondary glazing) set under a clay tiled roof refurbished in 2022 and which presents this as a quintessential New Forest cottage of great appeal.

The coach barn is equally attractive with hardwood double glazing throughout and a beamed and vaulted ceiling. The property sits discreetly in an attractive mature cottage style garden with an ornate covered well. There are interspersed seating areas to enjoy alfresco dining at different times of the day. Pathways meander through the lawns, with one stone path leading from the driveway to the main entrance where there is a vegetable patch set in front and a patio with pergola set over. Fruit trees include apple, pear, fig and a hazelnut tree. There is outside power and a water supply and a covered garden storage area to the rear of the cottage.

## Additional Information

Tenure: Freehold

Mains gas, electric, water and drainage

Grade II Listed

Energy Performance Rating: E Current: 53 Potential: 97

Council Tax Band: C

Conservation Area: Brockenhurst

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property.

The property benefits from the Forest Right of Cordage. (A standard, full cord of wood is a pile of wood from the New Forest of approximately 8 feet long, 4 feet high and 4 feet wide). This is the right for the Commoners to cut wood for fuel. In need to protect the Ornamental and Ancient Woodland across the New Forest, the individuals who have the right to do so are provided with the firewood by the Forestry England.





## Directions

From our office in Brookley Road (opposite to Tesco Express) turn left and after about 50 metres the five bar gated entrance can be found on the left to Orange Cottage.

## The Situation

The property is tucked away within a mature plot just off the high street in the heart of the village of Brockenhurst.

Brockenhurst benefits from a mainline station with direct access to London Waterloo and an extensive range of local shops, restaurants, a primary school, popular tertiary college and the renowned Brockenhurst Golf Club.

The Georgian market town of Lymington is approximately 5 miles south with its extensive yachting facilities, Saturday market and ferry service to Yarmouth, Isle of Wight. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 for access to London.

## 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 or 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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