





Horse and Jockey Cottage

Hatchet Lane • Beaulieu • Brockenhurst • SO42 7WA

Beautifully positioned close to the open forest and within easy reach of Beaulieu village centre, this impressive four-bedroom residence is set within approximately 1.5 acres of gardens and paddocks. The property benefits from an exceptional range of outbuildings, including two stables, a small barn/tack room, and an oak-framed triple garage with mezzanine level. Offering generous and versatile accommodation, extensive parking, and equestrian facilities, this country home is perfectly suited for equestrian enthusiasts.



4



2



£940,000

Key Features

- Approximately 1.5 acres of gardens and paddocks
- Four bedroom detached property
- Parking for several cars
- Kitchen with separate utility room
- Excellent location close to open forest and beaulieu village
- Oak framed triple garage with pitched roof and mezzanine
- Large entrance hall with vaulted ceiling
- Downstairs shower room and family bathroom
- Spacious sitting room and dining room both with clearview wood burners
- EPC Rating:E

Est.1988



Est.1988

Description

An impressive and characterful equestrian residence offering exceptionally versatile accommodation, set within approximately 1.5 acres of gardens and paddocks. The property benefits from an excellent range of outbuildings, including two stables, a small barn/tack room, and an oak-framed triple garage. This Ideally positioned within the boundaries of The Beaulieu Estate and close to open forest and Hatchet Pond, this home enjoys a truly enviable New Forest setting, with views across its own paddocks.

A covered entrance porch and wooden front door with glazed panels opens into a spacious and welcoming entrance hall. The elegant sitting room features dual aspect glazing with side and front aspect windows, complemented by a charming brick fireplace with Clearview wood burner and wooden mantel. An exposed brick feature wall adds further character, along with under-stairs storage and two radiators. From here, a door leads into the bright conservatory, finished with tiled flooring and two sets of double patio doors opening to the driveway and rear garden, perfect for seamless indoor-outdoor living. The dining room currently arranged as a second sitting room, also enjoys dual aspect windows, including an impressive bay window that fills the space with natural light and creates a generous, inviting atmosphere. This room features another attractive brick fireplace with Clearview wood burner and wooden mantel.

A rear entrance hall, complete with vaulted ceiling, tiled flooring, radiator, large storage/cloaks cupboard, with stairs rising to the first floor. The hall enjoys an abundance of glazing and a patio door to the garden, this creates a beautifully bright circulation space with delightful garden views. The spacious kitchen/breakfast room is a superb triple aspect room featuring double-glazed windows to the rear and side, tiled flooring, and an excellent range of matching floor and wall mounted cabinets with tiled splashbacks. Appliances include an under counter integrated fridge and freezer, space and plumbing for full-size dishwasher, and space for a Rangemaster cooker with fully tiled surround. An inset stainless steel single-bowl sink with mixer tap, space for an upright fridge/freezer, and a radiator with ornamental cover complete this versatile family space. The generous utility room offers two double fitted cupboards housing the Megaflow immersion tank and thermostat, along with tiled flooring, an inset ceramic sink with mixer tap, a wide range of base and wall units, floor to ceiling cupboards, and space/plumbing for a washing machine. Double doors open onto the garden, making it highly practical. The utility room also provides access to a convenient downstairs shower room, fitted with an obscure side aspect window, tiled shower unit with sliding door, shower attachment and rainfall shower head, WC, hand wash basin with mixer tap over and a vanity unit below, and a heated towel rail. A further ground floor bathroom is accessed from the entrance hall and features a rear aspect obscure window, panelled bath with mixer tap and handheld shower attachment, WC, and hand wash basin with mixer tap and vanity unit below. The family bathroom also benefits from underfloor heating.

First floor landing has a large storage cupboard, a hatch to the loft space and a glazed window overlooking the front aspect. Master bedroom has a panelled feature wall and dual aspect windows.

Bedroom two has a rear aspect window and a single wardrobe with half height single cupboard. Bedroom three has dual aspect windows and a double wardrobe with double half height cupboard. Bedroom four has dual aspect windows and a double fitted wardrobe. The upstairs WC has obscure glazed rear aspect window, panelled walls, WC, hand wash basin with mixer tap and vanity unit below.

The cottage is approached via a cattle grid leading to an expansive sweeping driveway laid to gravel, providing an abundance of off-road parking for multiple vehicles. The surrounding gardens are predominantly laid to lawn, with a patio adjoining the rear of the property, perfect for outdoor dining and entertaining. The gardens are enclosed by a combination of wooden panel and picket fencing, with two separate gated side accesses.

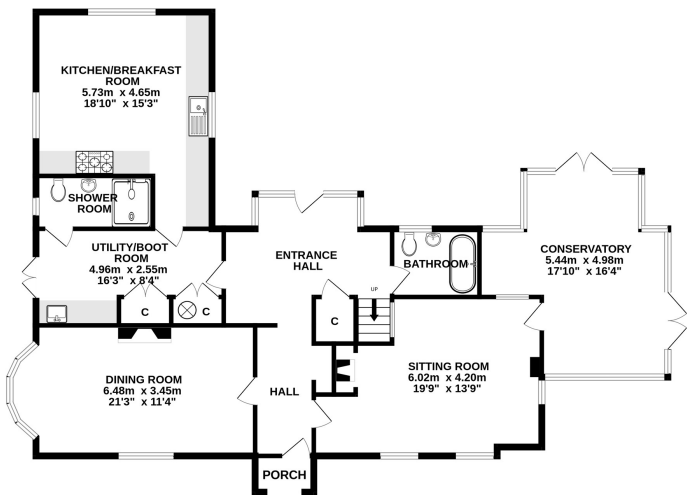
Set within approximately 1.5 acres, the grounds include well-maintained paddocks bordered by wooden fencing and mature shrub planting. The stable block comprises two stables with lighting and a hardstanding area to the front, offering direct access to the paddock. A further paddock lies to the right-hand side of the property, providing additional grazing or recreational space. The L-shaped barn/tack room is currently utilised for storage and offers excellent versatility. The impressive oak-framed triple garage features power and lighting, along with a pitched roof incorporating a mezzanine level—presenting superb potential for conversion into additional accommodation, subject to the necessary consents.

Horse and Jockey Cottage has a delightful New Forest location close to the villages of East Boldre and Beaulieu. East Boldre village has a popular pub, church, village hall, post office, village store and garage all within easy walking distance. Beaulieu is less than a mile away with its marina at nearby Bucklers Hard and the Beaulieu River Sailing Club offers opportunities for sailing. Beaulieu residents can apply for a 'Residents Pass,' which provides access to the Beaulieu Motor Museum, Buckler's Hard Museum, and the River Cruise. Nearby is the market town of Lymington with a number of supermarkets and independent shops including some designer boutiques and well-regarded award-winning restaurants. Brockenhurst Railway Station (approximately 5.6 miles) provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes, and the motorway networks surrounding Southampton are also within direct travelling distance. There are many well regarded private and state schools in the surrounding area. Hatchet Pond is the New Forest's largest body of fresh water and home to some of the rarest wetland plants and freshwater animals, it offers fantastic nature walks and is only moments from this wonderful property.

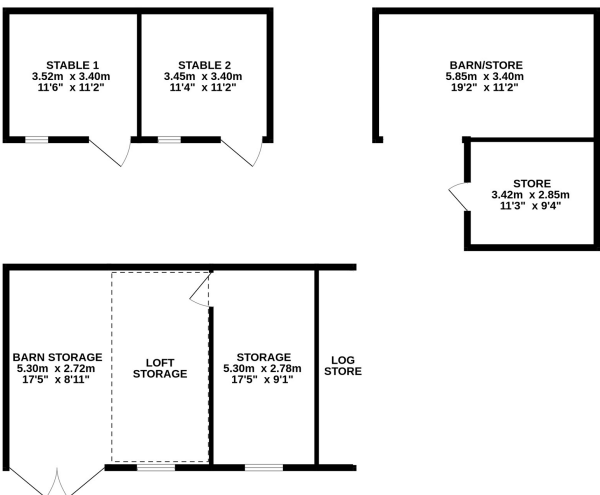
AGENTS NOTE: We have been advised by the vendor that they are currently renting three acres of land nearby to the property and this is by separate negotiation. If any further details are needed please speak to us.

Floor Plan

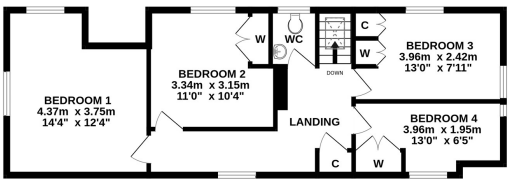
GROUND FLOOR
128.6 sq.m. (1384 sq.ft.) approx.



OUTBUILDING
101.9 sq.m. (1097 sq.ft.) approx.



1ST FLOOR
55.0 sq.m. (592 sq.ft.) approx.



HORSE & JOCKEY COTTAGE
TOTAL FLOOR AREA : 285.5 sq.m. (3073 sq.ft.) approx.
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PROPERTY EXPERTS

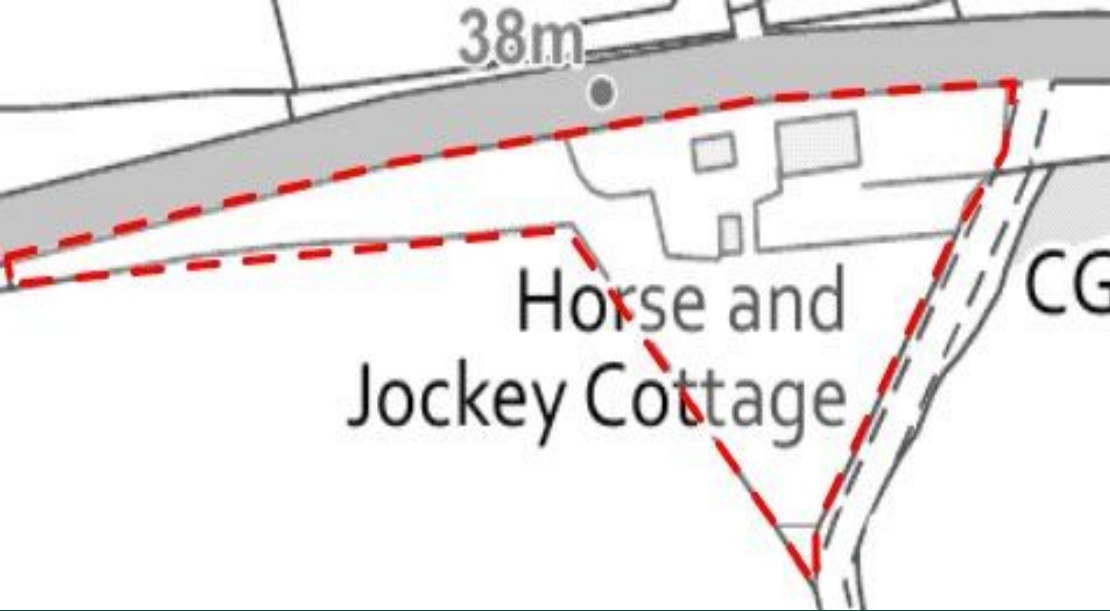
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New Forest

For more information or to arrange a viewing please contact
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