



The Weirs Cottage

South Weirs, Brockenhurst, SO42 7UQ

SPENCERS
NEW FOREST





THE WEIRS COTTAGE

SOUTH WEIRS • BROCKENHURST

An extremely rare opportunity to purchase a charming four bedroom, detached, double fronted cottage set at the end of one of the most sought after and desirable parts of the New Forest with direct forest access. Set in a large plot, the property also benefits from three garages and an additional 1.4 acre paddock with stables and outbuildings.

South Weirs is a quiet and picturesque location formed along a forest track offering the most stunning, uninterrupted views. The property allows for immense scope for modernisation and development STP and would ideally suit those looking for a peaceful haven on the edge of the village of Brockenhurst.

£1,950,000



4



2



2





The Property

Available for the first time since the 1950's, this pretty country cottage, thought to date back to the 1800's, now offers a wonderful opportunity to acquire a charming character property set in probably one of the best locations on the edge of Brockenhurst village with direct forest access. We understand that the property boasts some commoners rights including the right of pasture.

The property would now benefit from a programme of modernisation and provides an exciting opportunity for further enlargement STP. The well configured accommodation retains many of the original period features with all rooms having lovely open views across the forest and gardens.

The entrance leads into a sizeable reception hallway with stairs set at the rear leading up to the first floor and a back door leads to the garden. A shower room is set off the hallway.

A comfortable dining room is set to one side with dual aspects and doors leading into the drawing room set across the rear of the property, again with dual aspects and a central feature open fireplace.

The kitchen/breakfast room is set to the other side of the cottage offering a oil fired Aga providing cooking facilities, fitted kitchen units are set to across three walls with inset sink and coordinating worksurfaces. The kitchen offers dual aspect again affording lots of natural lighting and leads in turn into a large utility room at the rear. A floor mounted oil fired combination boiler provides heating and hot water.

A door from here leads into a useful coal/log store which can be accessed from the outside. Further access leads to a useful walk in pantry cold/store and a back door leads out to the parking area.



The Property Continued...

The first floor landing provides access to the four bedrooms, study/dressing room and family bathroom and benefits from a large full height window with views across the rear garden and has a linen store set at the far end.

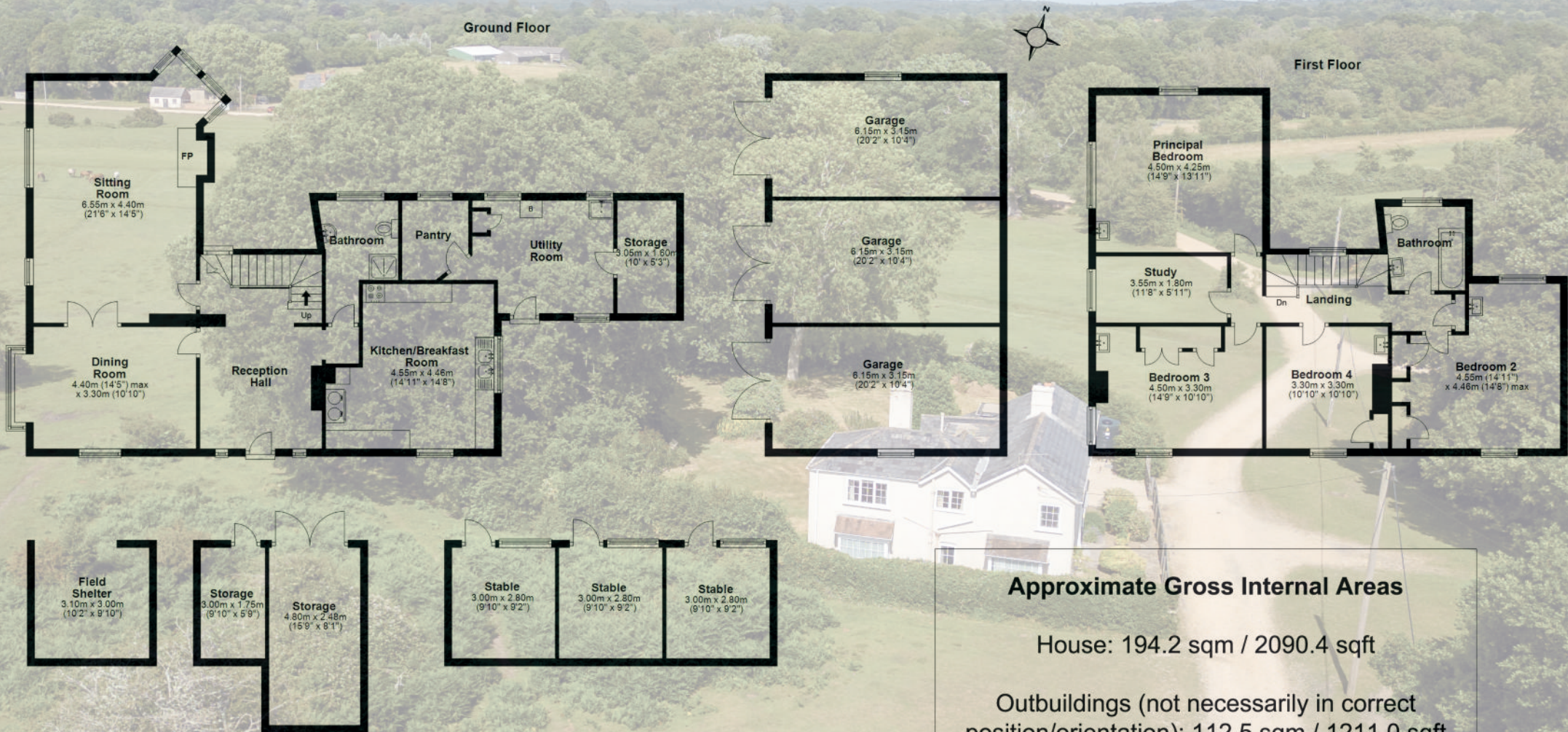
The principal bedroom is set to the rear with an ornamental small fireplace and dual aspects providing elevated views. A study is adjoining and would make an ideal dressing room or ensuite.

The three further bedrooms are all good sized double rooms, all enjoying far reaching views.

A small bathroom of it's time but with a wonderful view from the window, completes the first floor accommodation.



Floor Plan



Approximate Gross Internal Areas

House: 194.2 sqm / 2090.4 sqft

Outbuildings (not necessarily in correct position/orientation): 112.5 sqm / 1211.0 sqft

Total Approximate Gross Area:
306.7 sqm / 3301.4 sqft





Grounds & Gardens

A post and rail fence with pedestrian gate borders the front of the property with a central path leading to the entrance door.

Double gates lead from the lane onto the gravelled drive providing ample off street parking. The rear garden can be accessed from both sides of the property and extend to just under 0.4 acres. Unusually set in an oval shaped plot, the garden is predominately laid to lawn with mature flower beds and a selection of mature trees providing some screening and shade.

A parcel of grazing land is set across the forest track and accessed via a five bar gate leading up to three garages with electricity connected. The enclosed paddock is circa 1.4 acres and houses 2 stables, a tack room, store and field shelter. The land benefits from direct riding out to miles of open forest.

Directions

From our office in Brookley Road turn right and proceed to the end of Brookley Road, passing over the Watersplash. At the end of the road, turn left onto the Burley Road. Follow the road for approximately one mile before taking the final left hand turn at the South Weirs sign onto the forest track. Proceed along the track and the property can be found right at the end on the right hand side.

Additional Information

Electricity, water and mains drainage

Oil fired central heating

Commoners Right including right of pasture

Energy Performance Rating: F Current: 34 Potential: 67





Situation

The property is situated in a prime position on the western periphery the village of Brockenhurst in an exclusive area known as South Weirs. The open forest sits directly in front of the property providing many miles of countryside for walking and riding. The nearby Brockenhurst village centre is easily accessible offering a mainline station with direct access to London Waterloo (approximately 90 minutes) and an extensive range of local shops and restaurants.

About 4 miles south is the Georgian market town of Lymington with its extensive yachting facilities, a ferry service to Yarmouth, Isle of Wight and a Saturday market.

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.



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.

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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