



**Trewendoc**

*Bramshaw, Lyndhurst, SO43 7JL*

**SPENCERS**  
NEW FOREST





## The Property

This picturesque country cottage is situated in the heart of the New Forest, boasting period features throughout along with an extensive outbuilding. There are fields on three sides and a square mile of open heathland, at the front of the property, which is part of a New Forest Site of Special Scientific Interest (SSSI).

Throughout the period that the owners have lived here, they have made numerous alterations and upgraded throughout making a truly warm and cosy home. The ground floor of the cottage consists of a quarry tiled porch, triple aspect spacious living room and kitchen with an oil powered Stanley range and Miele appliances including an induction hob. Both the living room and hallway benefit from solid oak flooring. Further rooms include the dining room, shower room/WC with underfloor heating and storage cupboards where the water softener is located.

On the first floor there are three double bedrooms, two of which have en-suite facilities, one including a bath. The property has Common Rights, for grazing animals on the open forest land. As you approach, gates lead over the cattle grid to the property, where there is a private driveway with parking for multiple vehicles. This in turn leads to the outbuilding, containing a double garage with electrically operated up and over doors, utility room, workshop and cellar. The outbuilding also benefits from a fully owned 4KW solar panel array providing additional electricity. A covered pergola connects the cottage to the outbuilding, originally containing four stables, which have been converted into two office spaces, a store & a photographic dark room. There is a fourth bedroom above, in a Tallet (hay loft), that offers a bedroom/living room and shower/WC which has previously been used as a self-contained annexe or a holiday let.

**£1,050,000**

 3+1  2  3





## Grounds & Gardens

Outside, the situation of the cottage is stunning with views of surrounding fields/paddocks. The garden is mainly laid to lawn with a stone barbeque, storage shed and a functioning well. The various planted shrubs provide year round colour. There is a large patio area at the rear (south) aspect, ideal for entertaining. At the front of the property you walk out onto Penn common and Canada common with its lovely riding and walks of what is considered some of the New Forest's best open land.

Despite its rural location the property is close to good commuter links. Junction 1 of the M27 is just over 2 miles away. Southampton Airport Parkway train station offers a direct train to London Waterloo in 1 hour 10 mins. Southampton and Bournemouth airports are within easy commuting distance, and the market town of Romsey is approx. 7 miles away. The local primary school is in Nomansland and a South Wilts bus from Canada Common will take pupils to Bishops Grammar School in Salisbury.

## Services

Energy Performance Rating: D Current: 58 Potential: 81

Council tax band: G

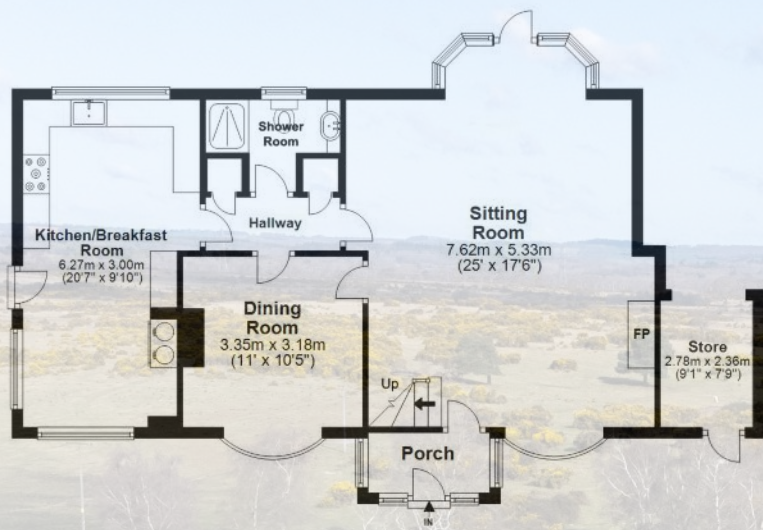
Tenure: Freehold

Oil powered central heating.

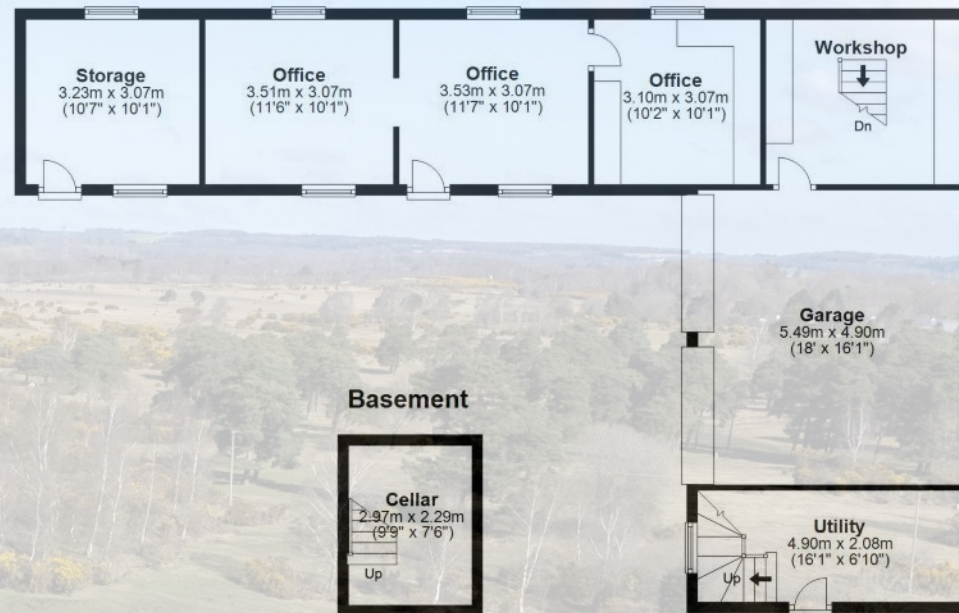
Private Drainage. New sewage treatment plant installed 2022.



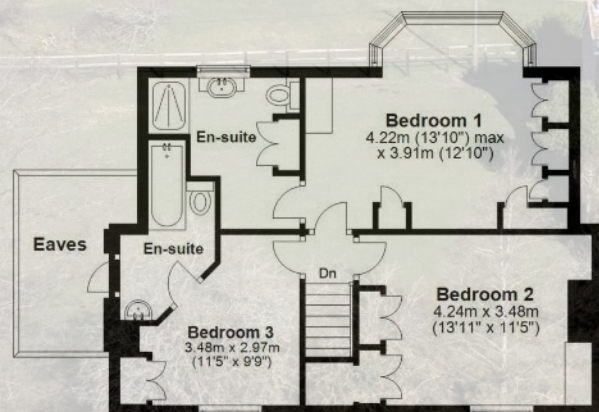
**Ground Floor (House)**



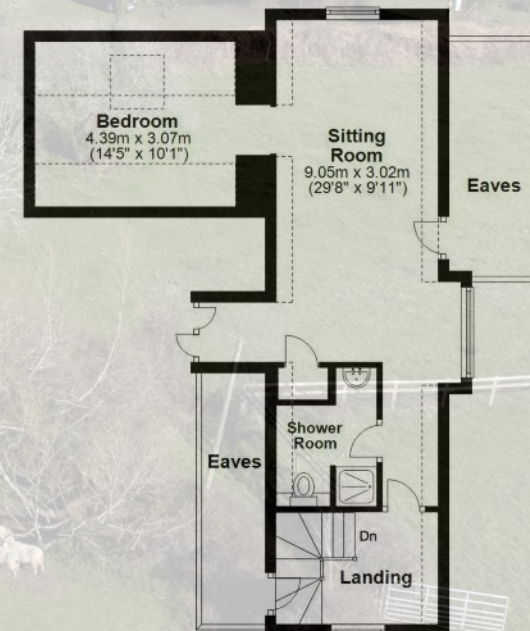
**Ground Floor (Outbuilding)**



**First Floor (House)**



**First Floor (Outbuilding)**



## Floor Plan

### Approximate Gross Internal Areas

House: 132.0 sqm / 1420.8 sqft

Outbuilding (incl basement):  
148.4 sqm / 1597.4 sqft

**Total Approximate Gross Area:**  
**280.4 / 3018.2 sqft**





## Directions

From our office in Brockenhurst, turn left onto Brookley Road, taking the first turning on the left into Grigg Lane and left again at the end onto the A337, continuing straight ahead until you reach Lyndhurst (approximately 3.7 miles). Upon approaching Lyndhurst High Street, change into the left lane, and continue on the A337 (signposted M27 for approximately 3.5 miles). At the Cadnam roundabout, proceed straight over, and after approximately half a mile turn left onto Newbridge Road. Follow Newbridge Road, bearing left into Furzley Road, after 0.5 miles, 120 yards beyond the red telephone box. Proceed for a further 1.2 miles to crossroads. Proceed straight ahead and, after 450 yards, turn onto the gravel track on your right hand side, keeping right at the fork after 175 yards and then straight on for another 600 yards, passing Moorbridge Farm on your right, before reaching Trewendoc on your right hand side.



## Points of Interest

|                    |            |
|--------------------|------------|
| Rockingham Arms    | 0.7 Miles  |
| Bramshaw Golf Club | 2.5 Miles  |
| Green Dragon       | 2.5 Miles  |
| Paultons Park      | 4.8 Miles  |
| Romsey             | 7.2 Miles  |
| Southampton        | 11.7 Miles |
| Salisbury          | 14.4 Miles |

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 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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