



Blue Bell Cottage

Burford Lane, Brockenhurst, SO42 7TN

SPENCERS
NEW FOREST





BLUE BELL COTTAGE

BURFORD LANE • BROCKENHURST

Built to a traditional style in 1998, this three bedroom, two bathroom detached cottage is set on a desirable quiet lane within easy reach of both the open forest and the village amenities. With an attached garage and private garden as well as open plan living rooms including a beautiful kitchen/dining room. All windows and doors replaced in 2022.

£825,000



3



2



2





The Property

The entrance hallway is a welcoming generous space with the cloakroom, storage cupboard and stairs to the first floor landing and opens to the main reception room which has glazed double doors to the rear garden and front aspect window.

The kitchen/dining room is a generous area with glazed door to the terrace and rear garden and windows to the side and rear aspects. The shaker style kitchen provides ample storage provision and has wooden worktops incorporating the ceramic sink unit and a breakfast peninsula and a range of integral appliances include the larder fridge, microwave, fan oven and grill with gas hob and extractor unit over.

A door leads to the adjacent utility room with sink, ample storage and space and plumbing for washing machine and tumble dryer. Another door leads into the integral garage with storage in the roof void and space for a further freezer.

The first floor landing has a double storage cupboard and doors lead to the principal bedroom suite with ample fitted storage and an en suite bathroom. There is a bath with shower above, vanity unit, WC and heated towel rail with a Velux window.

There are two further double bedrooms each with fitted wardrobes and served by the family bathroom with a shower above the bath, handbasin, heated towel rail and WC.

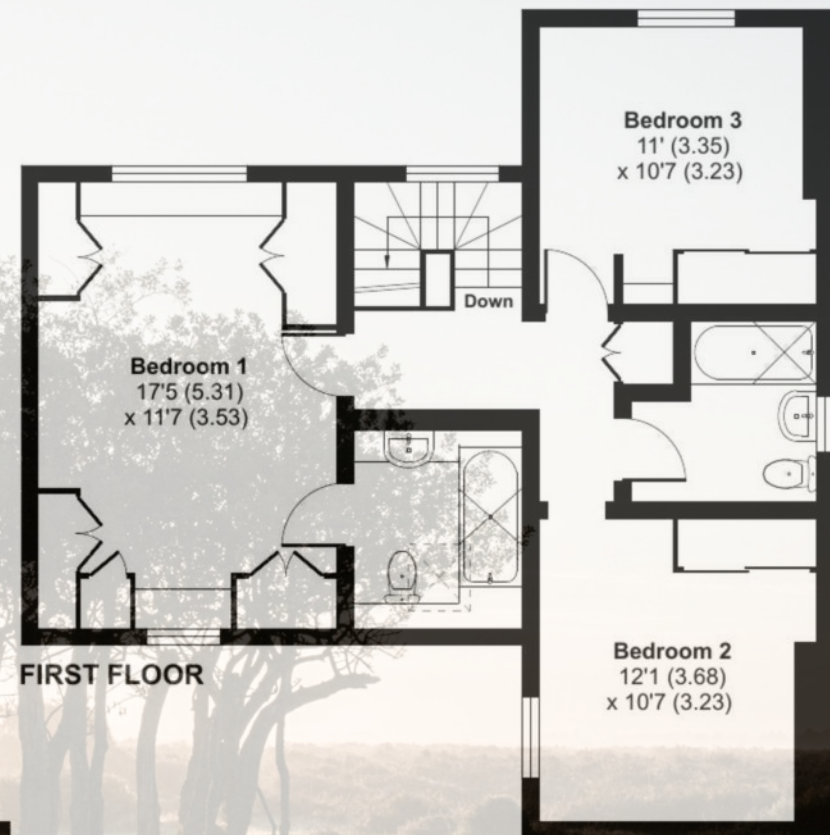
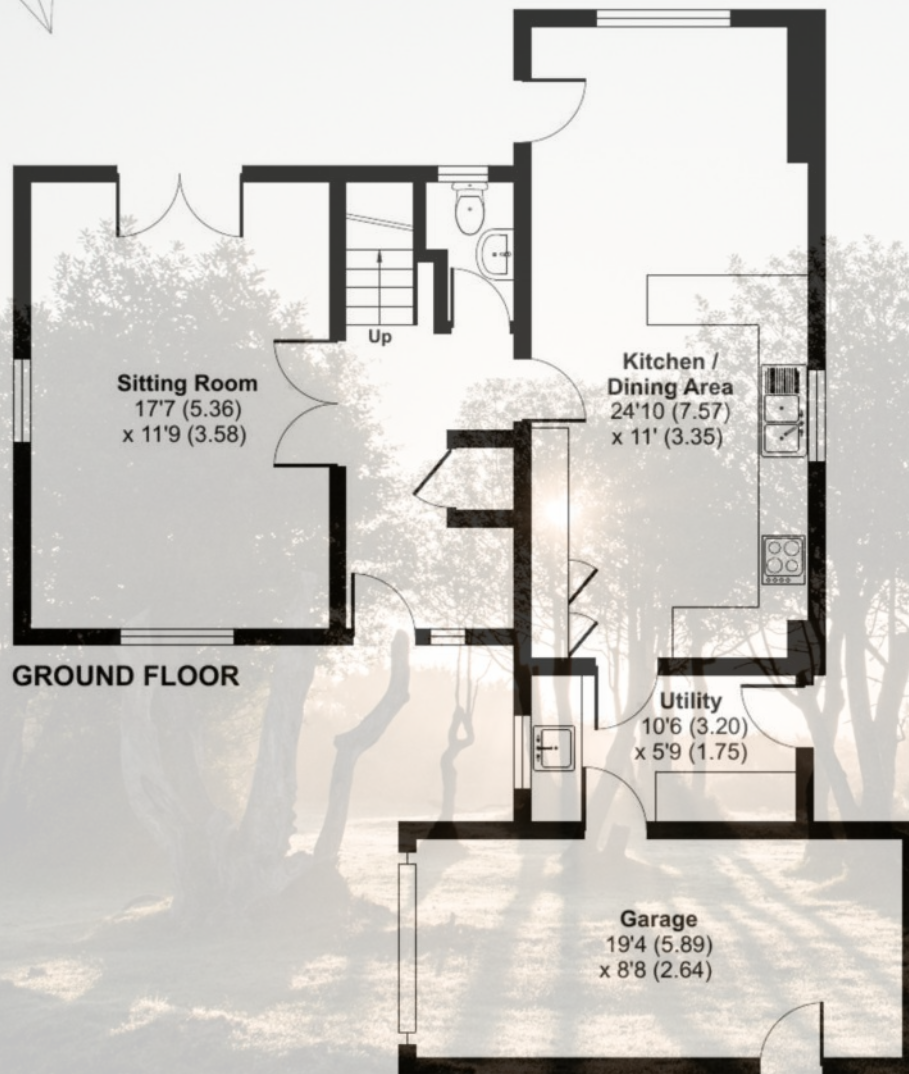


Approximate Area = 1391 sq ft / 129.2 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1559 sq ft / 144.8 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). © nitchecom 2024. Produced for Spencers of the New Forest Ltd. REF: 1202771



Agents Note

The property also benefits from:

- Underfloor heating throughout
- New heating controls and connections - Replaced early 2024
- CCTV cameras to drive/garden/rear access (cloud enabled/accessible) 2023
- Ring door bell c/w camera, motion and parcel detection (cloud enabled/accessible) 2023
- Replacement internal security system/sensors/control and software (cloud enabled/accessible) 2023

Grounds & Gardens

The approach from the quiet lane is over a cattle grid where there is parking for three cars in front of the garage. There is access around the property with a high wooden pedestrian gate leading to a sun terrace and to the very private mature garden. Mainly laid to lawn with mature shrubs and some specimen plants to the borders. There is an old timber shed to one corner.

Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: C Current: 70 Potential: 81

Property Construction: Brick and slate

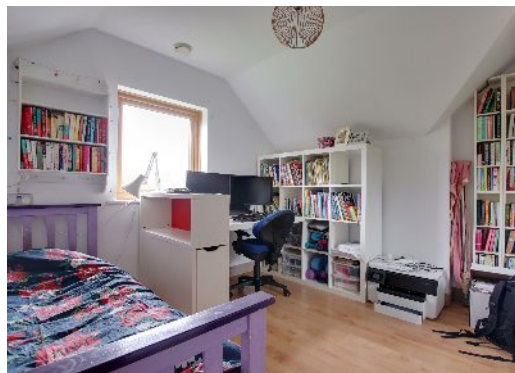
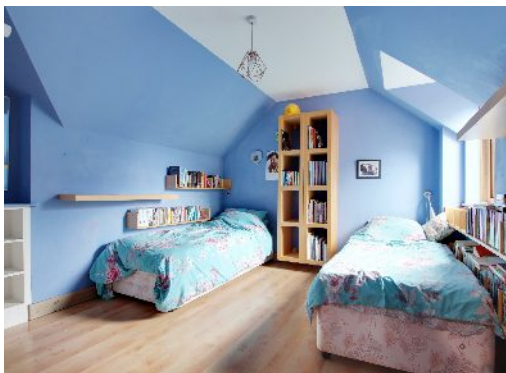
Services: Mains gas, electric, water and drainage

Flood Risk: Low

Conservation Area: Brockenhurst

Superfast broadband with speeds of up to 80 Mbps is available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider





This leafy village on the southern edge of the New Forest has everything you could want for family life in the Forest



Situation

The property is situated on a desirable quiet lane within the much sought after Waters Green conservation area, moments from the open forest. The village of Brockenhurst, situated in the heart of the New Forest, benefits from a mainline station with direct access to London/Waterloo (approx. 90 minutes) and an extensive range of local shops, restaurants, a 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, a ferry service to Yarmouth, Isle of Wight and a popular Saturday county 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.

Directions

From our office in Brockenhurst, turn left onto Brookley Road and at the end of the road turn left into Grigg Lane. Take the third turning on the left into Waters Green and follow the road along, turning into Burford Lane on the left and the cottage can be found after approximately 30 metres on the right hand side.

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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