



FELLS GULLIVER

PROPERTY EXPERTS

*Est. 1988*

New Forest

# Knightwood Court

Flat 5 Rhinefield Road • Brockenhurst • SO42 7UR



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Ideally positioned within very easy reach of the open forest, this beautifully presented converted terraced property, forms part of a highly sought-after development of just nine exclusive residences. Recently refurbished to a high standard, the property enjoys a sun filled south facing aspect, a private garage, and ample residents' parking. Set amidst immaculately maintained communal grounds, the home is also within easy walking distance of the village centre, offering an exceptional balance of refined living and idyllic natural surroundings.



2



£415,000

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## Key Features

- South facing garden
- Spacious loft/studio area
- Ample residents parking
- Easy access to the local village centre and local amenities
- EPC Rating: E
- Kitchen with Utility/storage area
- Separate garage
- Immaculately presented throughout
- Within walking distance of the open forest



# Description

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A beautifully presented two bedroom terraced property, set within a substantial country house, benefitting from a south facing garden, private garage, and ample residents' parking. Perfectly positioned within easy walking distance of the village centre and the open forest, the property is located in the much acclaimed village of Brockenhurst.

A private entrance opens directly into a newly fitted, contemporary kitchen, featuring a front aspect window and stylish two tone cabinetry, with caramel oak effect base units, cream fronted wall units, and complementary work surfaces. Integrated appliances include an inset sink unit, induction hob, and built-in Neff ovens. A run of full height units provides additional storage and space for a large fridge freezer. To the rear of the kitchen, a generous utility and storage cupboard, neatly positioned beneath the staircase, offers plumbing for a washing machine and tumble dryer. The kitchen flows seamlessly into a charming sitting room, with stairs rising to the first floor and large south facing windows overlooking the beautifully maintained communal gardens and grounds. A striking floor to ceiling feature wall incorporates bespoke cabinetry, shelving, and space for a television, providing both elegance and practicality. Both principal rooms benefit from attractive Amtico herringbone wood effect flooring and impressive ceiling heights, reflecting the character of the period building. From the sitting room, an additional door leads directly onto the south facing garden and patio seating area, ideal for outdoor relaxation and entertaining.

The first floor landing provides access to a useful storage cupboard, while a pull down loft ladder leads to the loft space, currently utilised for storage and as an occasional studio. This area offers excellent potential for further enhancement or conversion to additional living areas, subject to the necessary consents. The principal bedroom enjoys a front aspect window and is well appointed with an extensive range of fitted wardrobes. Bedroom two, also positioned to the front, benefits from a fitted wardrobe, making it ideal as a guest bedroom or home office. The contemporary shower room is fitted with a crisp white suite, comprising a hand wash basin, WC, and a walk-in shower enclosure, complemented by tasteful wall tiling. An airing cupboard housing the boiler provides additional practicality.

Set back from Rhinefield Road, the development is accessed via a gravel driveway leading to a large parking area providing ample off road parking facilities. The beautifully maintained communal grounds are a particular feature and surround the property, being laid mainly to lawn, interspersed with a range of established trees and mature borders to the boundary.

A single garage is set within a separate block situated to the rear of Knightwood Court with further parking available, a communal bin storage area and washing drying area.

Additional Information:

Tenure: Share of Freehold

Lease Term: 999 years (less 10 days) from 1st June 1984

Service Charge: £2,976 annually (TBC)

Ground Rent: Nil

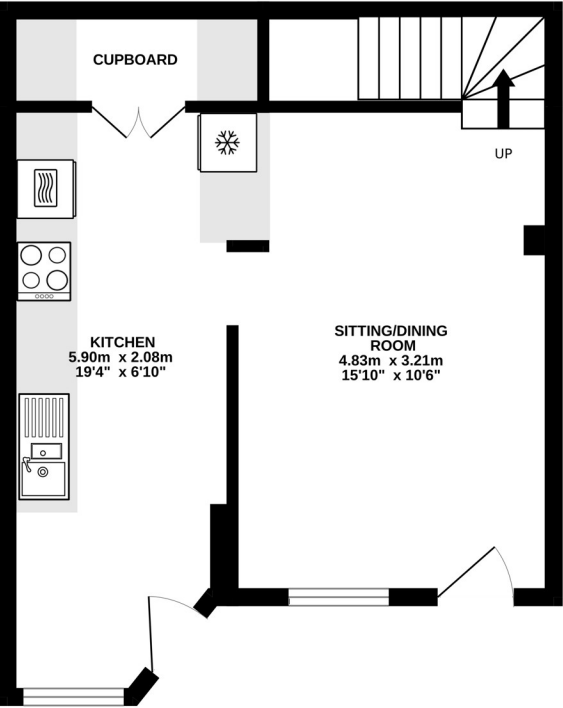
Council Tax Band: D

Parking Arrangements: Two allocated parking spaces, garage and communal parking.

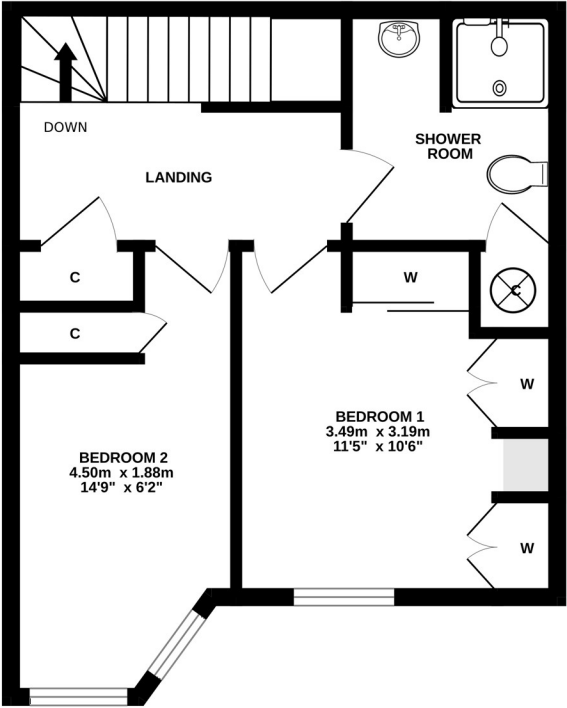
The property is conveniently located within walking distance of Brockenhurst Village centre, in the heart of the New Forest, close to shops and amenities. The village offers a mainline railway station with direct links to London Waterloo in approximately 90 minutes. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3, giving access to London. The picturesque village of Beaulieu lies 7 miles to the East with the marina of Bucklers Hard on the Beaulieu River. Approximately 4 miles to the South is the Georgian market town of Lymington with its extensive yachting facilities, ferry service to Yarmouth, Isle of Wight and its famous Saturday county market.

# Floor Plan

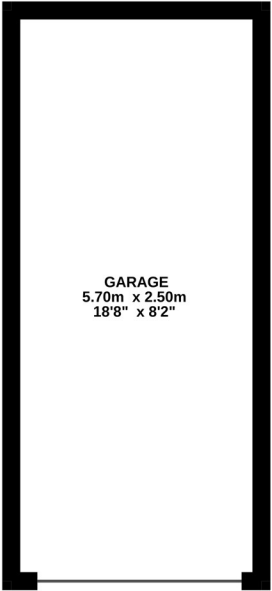
GROUND FLOOR  
33.4 sq.m. (359 sq.ft.) approx.



1ST FLOOR  
33.6 sq.m. (362 sq.ft.) approx.



GARAGE  
14.3 sq.m. (153 sq.ft.) approx.



5 KNIGHTWOOD COURT

TOTAL FLOOR AREA : 81.3 sq.m. (875 sq.ft.) approx.

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