



**The Cloud Townhouse**

*Meerut Road, Brockenhurst, SO42 7TD*

**SPENCERS**  
NEW FOREST









# THE CLOUD TOWNHOUSE

MEERUT ROAD • BROCKENHURST

*A unique opportunity to acquire a newly designed and refurbished versatile townhouse situated in the heart of the village overlooking the open forest on the desirable Meerut Road.*

*Formerly the famous Cloud Hotel, the original hotel has been developed to a high specification with this central feature property which has since completion in 2024, been run as a successful eight bedroom boutique guest house with stunning communal facilities and furnished to a high specification. Planning has now been granted for a change of use for residential purposes with just under 3,000 sqft of accommodation set across three floors making a comfortable home with low maintenance garden and allocated parking.*

£1,650,000



5



3



4







## The Property

This new and unique townhouse is currently arranged as a fully furnished eight bedroom boutique guest house with high quality commercial kitchens, large reception areas and eight stunning bedroom suites with individual heritage colour palette to represent the forest situation.

With the recent change to the planning permission from commercial use to residential use, the property can be either be retained as a very successful and fully operational business or sold as a residential town home with elegant plans to cleverly change this into a generous family home with accommodation extending to just under 3,000 sqft. The accommodation could be very easily reconfigured to offer the enclosed visual design concepts including large open plan living spaces to the rear of the ground floor accommodating kitchens, utility room, dining area and informal living room area with access via Crittall glazed doors to a walled courtyard garden.

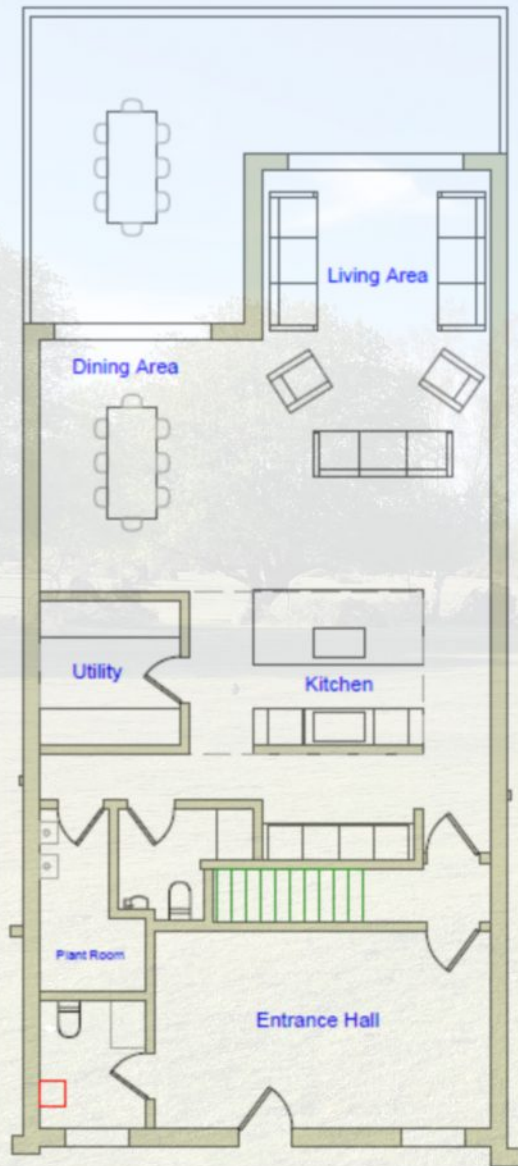
To the front of the property there would be a large entrance vestibule and snug area overlooking the open forest. The first floor would be redesigned to offer a large formal reception room to the rear with scope for a balcony area (STP). A proposed generous principal bedroom would then be set to the front of the property with three windows with elevated views across the forest to the front and luxury en-suite facilities. The second floor could remain as four double bedrooms, two with ensuite facilities and a further family bathroom.

The outside offers a low maintenance courtyard with a substantial rear storage barn extensive off street parking and with potential for electric charging.



# Proposed Floor Plan

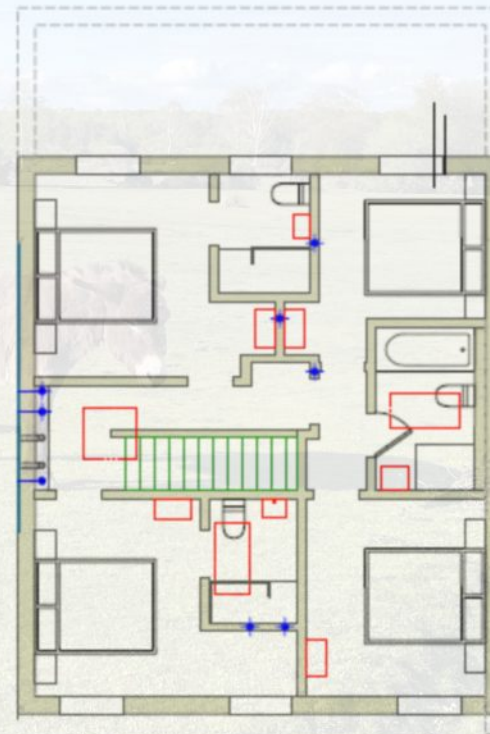
TOTAL Internal Floor Area  
(2,951sqft)



Ground Floor  
(1,247sqft)



1st Floor  
(958sqft)



2nd Floor  
(746sqft)

Rear Storage Barn





## Key Features

- Total internal floor area: 2,951 sqft
- Located in the village of Brockenhurst in a sought after, quiet forest location
- Direct access to open New Forest
- Rear courtyard garden
- Off street parking
- Extensive new conversion/restoration, 2023/24
- New roof
- New rear walls
- New ground & first floor extensions
- New ground floor slab with insulation/underfloor heating
- New drains & services
- New electrics & central heating system
- High pressure water storage & pumps
- All new interior fittings
- New commercial kitchen
- All new insulation
- All new windows
- All new fire safety system
- New driveway/cattle grid
- New rear storage barn





## Directions

From our office in Brookley Road turn right and proceed along the village high street and over The Splash. Turn right onto Rhinefield Road and then take the first right onto Meerut Road. Proceed along for approx 1/4 mile and The Cloud Townhouse is located on the right hand side.

## Additional Information

All mains services connected  
Council Tax Band: TBC

High yield investment - Circa £375K forecast turnover, based upon 79% occupancy; providing a 10-12% yield on EBITA (profit).

## Agents Note

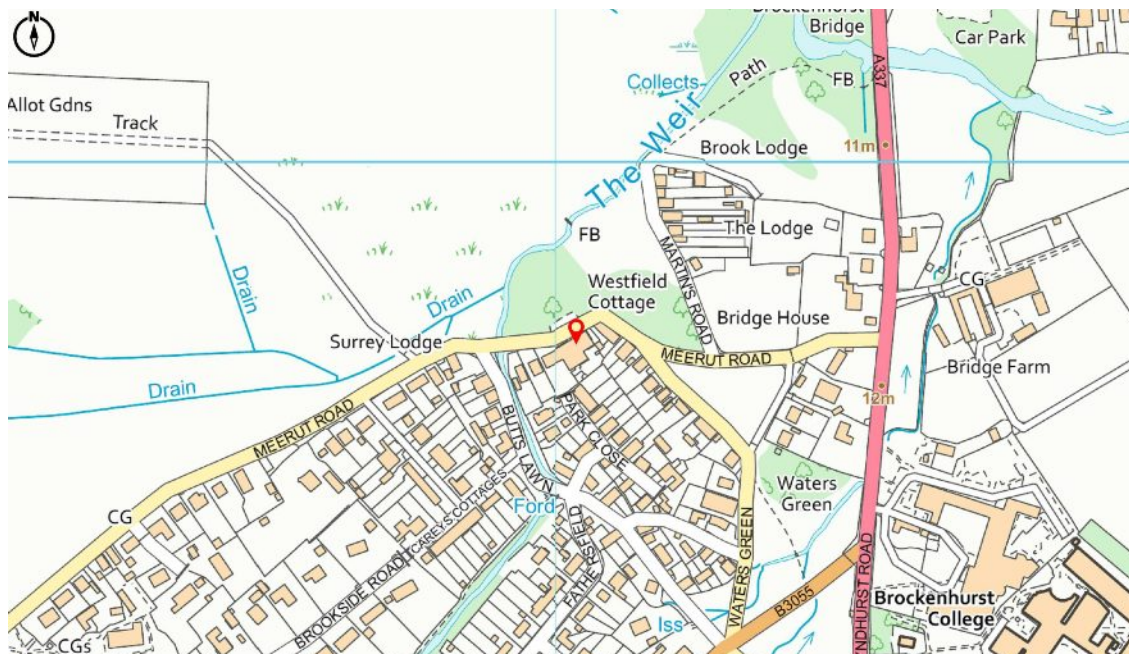
Please note all visual representations are computer generated images for illustration purposes only.

## Points Of Interest

Tesco Brockenhurst	0.5 miles
Brockenhurst Train Station	0.7 miles
The Pig	1.4 miles
Brokenhurst Manor Golf Club	1.6 miles
Lime Wood Hotel	5.3 miles
Waitrose Lymington	5.3 miles
Lymington High Street	5.5 miles

## 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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