



11 The Coppice *Brockenhurst, SO42 7QZ*

SPENCERS  
NEW FOREST









# 11 THE COPPICE

## BROCKENHURST • NEW FOREST

*Spencers of the New Forest are delighted to offer to the market this exceptional five-bedroom detached family home, combining the best of modern living with the benefits of Forest views and access, situated in Brockenhurst with stunning grounds is finished to a high specification.*

£2,500,000



5



3



4





## The Property

The welcoming reception hall has a beautiful focal point provided by the bespoke, hand crafted oak turning staircase which leads to the first-floor galleried landing. Oak flooring runs throughout most of the ground floor.

Double doors lead to the triple aspect drawing room with a wide bay enjoying views of the gardens. There is a stunning fireplace of natural Bath stone with a ClearView Wood Burning Stove and a fitted handcrafted bookcase to one side. A further set of double doors lead to a beautiful orangery with glass lantern ceiling, tiled flooring and enjoys delightful panoramic views over the gardens and French doors giving access to the patio area. A generous dining room opens through double doors from the hallway. Also leading off the hallway there is a study fitted with a range of office furniture and a well-appointed cloakroom.

The magnificent bespoke kitchen has been designed for the discerning chef. The room has extensive marble work surfaces over solid hand crafted storage units. There is a hidden mixer cupboard, integrated dishwasher, two butler sinks, two integrated fridges and freezers and a larder cupboard built into a cabinet. Three oven gas Aga, with electric oven and gas hob forms a central focal point and the whole area has limestone tiled floor.

The kitchen opens to the sitting and breakfast areas with double doors leading to the gardens and a further door to the laundry/utility room, equipped with a butler sink and marble work surfaces. There is a useful boot room and glazed porch with tiled floor and space for a further fridge/freezer.

The first-floor accommodation is accessed from the galleried landing. The five bedrooms, two with en-suite facilities all have fitted wardrobes with the bedrooms to the rear enjoying views of Whitemoor and Rhinefield's Ornamental Drive. The master suite has a Roman styled bathroom with walk-in twin shower, W.C., two wash hand basins, bath with tiled surround and under floor heating. The family bathroom has beautiful pebble detail to the tiling, bath, W.C., large shower and two hand basins. The two bedrooms to the front enjoy attractive bay windows.







# The Coppice, Brockenhurst, SO42

Approximate Area = 3089 sq ft / 286.9 sq m

Limited Use Area(s) = 118 sq ft / 10.9 sq m

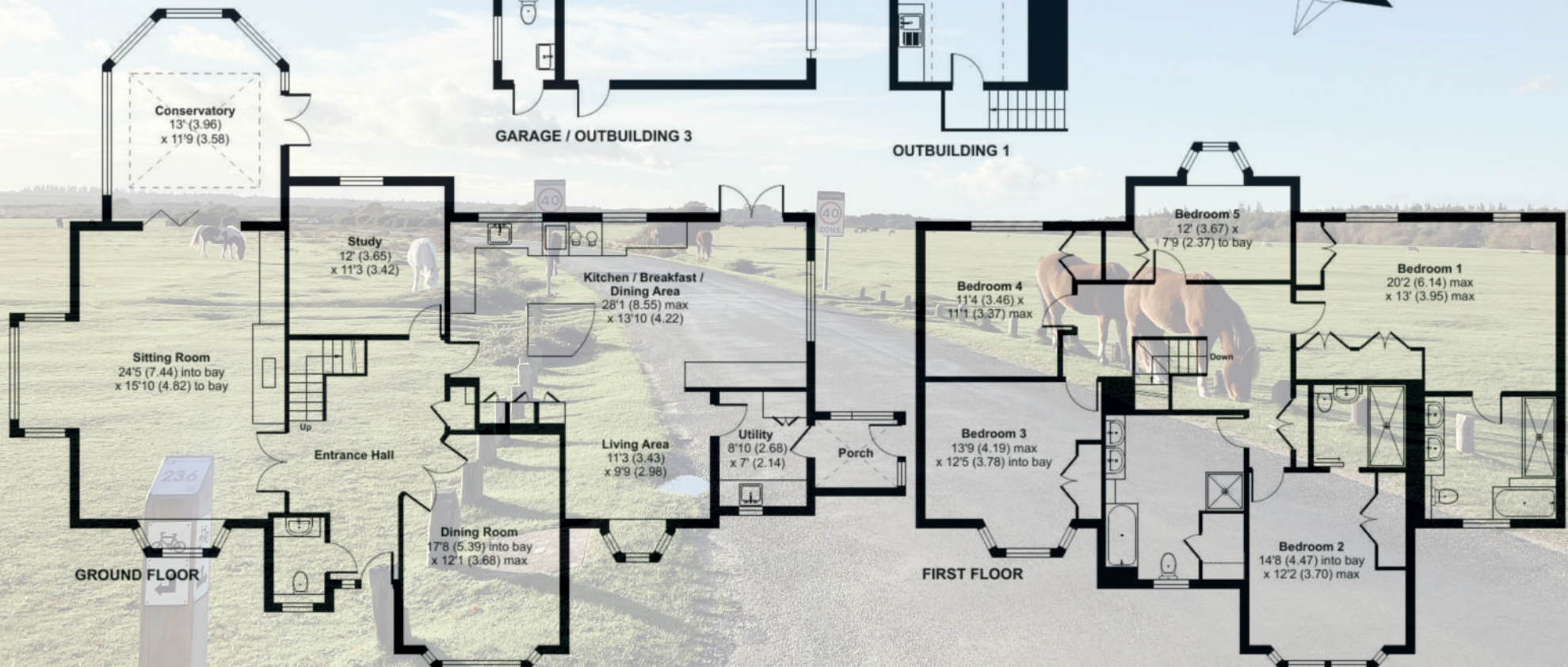
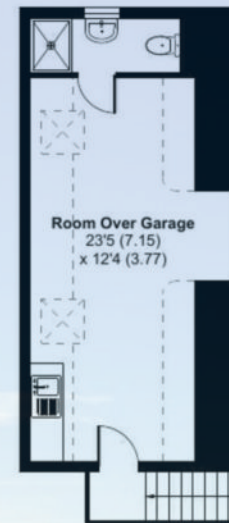
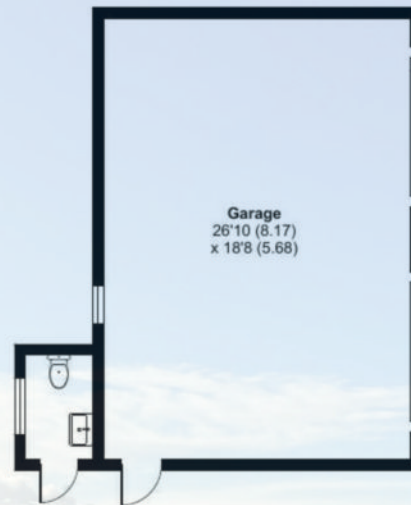
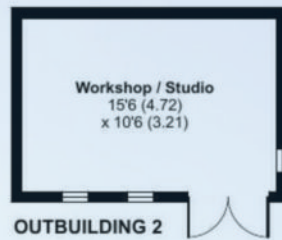
Garage = 500 sq ft / 46.4 sq m

Outbuildings = 360 sq ft / 33.4 sq m

Total = 4067 sq ft / 377.6 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025  
Produced for Spencers of the New Forest Ltd. REF: 1304194













## Grounds & Gardens

The property is approached via a five-bar gate which opens to a sweeping gravel driveway leading to the property and the detached garage with EV charger. The three-car garage complex has electronically operated doors. External stairs lead to the first-floor loft room with shower room, providing excellent incidental use such as home office or hobby/play room. There is additional loft storage in the eaves. To the side of the garage there is a gardeners toilet and covered wood store to the rear. There is an array of Solar panels on the rear roof providing up to 7.2 kw of energy.

The plot extends to approximately one acre and provides a high degree of privacy with the house being well screened from the road and neighbours. There are extensive lawns with numerous mature shrubs, fruit trees, herbaceous beds and climbing rose trellising. Surrounding the rear of the property is an extensive paved terrace which wraps round the property to a southwest facing sun patio. There is also a heated greenhouse containing a watering system and log cabin workshop with good bench space.

## Situation

This exceptional five bedroom detached New Forest family home bordering Whitemoor, has been completely refurbished to the highest specification and is set in stunning grounds of approximately one acre. It is situated in one of the most desirable locations in Brockenhurst, being approximately one mile west of the village centre. Superbly situated adjoining and overlooking the miles of open countryside of Whitemoor, the property combines all the benefits of the New Forest with the best of modern living.

Brockenhurst offers a good range of local amenities as well as a mainline train service every 30 minutes to London Waterloo (approximately 90 mins) and easy access to the Solent. The manorial village of Beaulieu lies about six miles to the east, to the south of which is the marina at Bucklers Hard on the Beaulieu River. The Georgian market town of Lymington lies approximately five miles to the south and offers an extensive range of shopping facilities and two marinas.









## Additional Information

Tenure: Freehold

Council Tax Band: H

Energy Performance Rating: B Current: 85 Potential: 88

Property Construction: Standard Construction

Services: Mains gas, electric, solar PV panels, water and drainage

Heating: Gas Central Heating

Broadband: FFTP - Fibre to the property directly, FFTC - Fibre-optic cable to the cabinet, then to the property.

Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom).

Mobile Coverage: No known issues, buyer to check with their provider for further clarity.

Flood Risk: Very Low

The property is affected by a Tree Preservation Order (TPO).

## Directions

From our office in Brookley Road proceed through the Watersplash and turn right onto Rhinefield Road and take the last turning on the left into The Coppice, where number 11 can be found on the right-hand side after approximately 200 metres.

## 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:

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA

T: 01590 622 551 E: [brockenhurst@spencersproperty.co.uk](mailto:brockenhurst@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)