



Apple Tree Cottage

*Partridge Road, Brockenhurst, SO42 7RZ*

SPENCERS  
NEW FOREST





# APPLE TREE COTTAGE

## PARTRIDGE ROAD • BROCKENHURST

*An attractive, period property built circa 1912, it enjoys a wealth of original features with the benefit of several magnificent extensions which have created spacious, contemporary accommodation in excess of 2250sqft. Situated in this desirable no through road, the property is conveniently set within easy access of the village amenities and mainline train station.*

*The property offers versatile accommodation suiting a number of requirements and comprises a spacious living room, dining room, study, large open plan kitchen/diner, utility room, ground floor shower room, four bedrooms, one ensuite and a bathroom. There is a generous enclosed rear garden with a number of useful outbuildings and ample off road parking.*

£1,175,000



4/5



4



3





## The Property

An attractive oak storm porch gives access into an entrance vestibule and then into the main hallway with stairs ascending to the first floor and access to the ground floor accommodation.

A cosy snug is set to one side of the hallway with an inset wood burner and built in cabinetry to the alcoves with front aspect windows. Across the hallway a generous dining room, originally the main sitting room, offers ample space for seating with a box bay window to the front with built in window seating under and an attractive open fireplace with wooden mantel and tiled inserts.

A spacious kitchen is set across the rear of the property which has been extended to provide a breakfast seating area with windows overlooking the grounds to the rear and doors providing access to the rear and side of the property. The kitchen has been well configured and offers an array of wooden units with coordinating work surfaces and a peninsula. The kitchen also benefits from underfloor heating. Appliances include an integrated dishwasher, sink unit, inset gas hob with extractor hood over and built in high level single oven and combination oven/grill with space for a large American fridge/freezer. A utility room is set off the kitchen providing additional storage and plumbing for appliances.

The extended panelled vaulted sitting room is again set across the rear of the property with magnificent views across the garden and benefits from extensive windows including roof lights allowing for lots of light with sliding doors leading out onto the terrace and garden. A corner wood burner is a real focal point of the room.

A useful study/play room is set at the front of the property which could be utilised as a ground floor bedroom adjoining a wet room with shower, WC and wash hand basin.

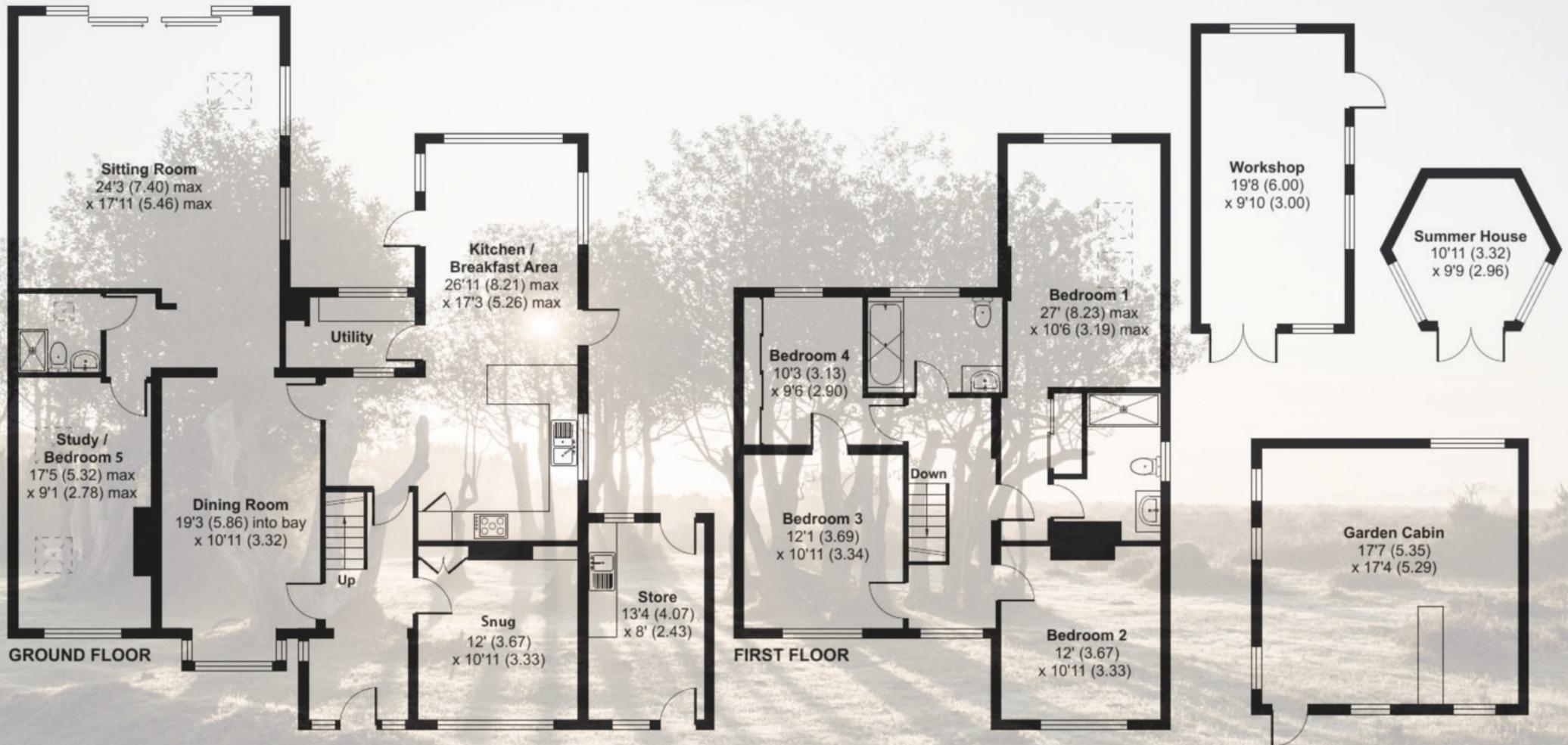
The first floor offers a good sized landing with large window overlooking the front. Four double bedrooms are set off the landing and are supported with a family bathroom with a panelled bath and shower fittings over, wash hand basin and WC. The generous 27' principal vaulted bedroom is set at the rear of the property with exposed oak beams and elevated aspects across the rear garden with a pretty ornamental fireplace. The bedroom is accessed via a fitted dressing area with floor to ceiling wardrobes and door through to a good sized ensuite with a walk-in shower, wash hand basin and WC. Bedrooms three and four interconnect currently.





Approximate Area = 2254 sq ft / 209.4 sq m  
Outbuildings = 687 sq ft / 63.8 sq m  
Total = 2941 sq ft / 273.2 sq m

For identification only - Not to scale







## Grounds & Gardens

The front is accessed via a five bar gate onto a gravelled drive providing off street parking for several cars. A picket fence boundary encloses the front garden which offers a number of ornamental young trees and shrubs, the front elevation of the property has a stunning climbing wisteria to one side.

The rear garden is a real feature of the property having been landscaped to offer an enclosed and secluded garden, predominantly laid to level lawn with mature planting and shrubs to the borders and a central flower bed. An attractive seating area is set under a pergola with climbers providing additional screening. A large terrace is set immediately abutting the rear of the property providing an ideal area for entertaining and dining.

At the end of the garden, there are three outbuildings offering versatile options but currently arranged as a comfortable summer house, an ideal reading area with a well appointed workshop is set to one side. A superb log cabin is set to the other side used as an outdoor bar with raised decking in front for a further seating area. This log cabin could equally be used as a gym area and benefits from an adjoining small wood store. A door down the side of the property leads into a workshop with additional storage and sink unit.



## The Situation

The property is located in the centre of the village within easy walking distance of all amenities including the mainline station with direct train link to London Waterloo, local primary school and a good community of shops, restaurants, pubs and many local hotels with health & spa membership.

Approximately 4 miles to the south is the Georgian market town of Lyndhurst with its extensive yachting facilities, ferry service to Yarmouth, Isle of Wight and its famous Saturday county market. 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 GRAPES

23rd St



## Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: C Current: 74 Potential: 80

Services: Mains gas, electric, water and drainage

Heating: Gas Central Heating

Property Construction: Standard Construction

Flood Risk: Very Low

Broadband: FFC - Fibre-optic cable to the cabinet, then to the property.

Current Supplier: Sky

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

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

Parking Arrangements: Private driveway. A residents permit can be purchased for on street parking, if required for weekdays from 10am until noon.

## Directions

From our office in Brookley Road, turn right and proceed along to the first cross roads. Turn right into Sway Road and take the second left into Partridge Road and Apple Tree Cottage can be found halfway down the road on the left hand side.



*This village in the heart of the New Forest offers everything you could want for a convenient lifestyle with the excellent array of amenities on offer.*



## The Local Area

Brockenhurst is the largest village in the New Forest, boasting a thriving and lively community with all the necessary essentials of a proper working village, including a butcher, bakery, greengrocer, cafes and tea houses, plus services such as a doctor, dentist and post office. In addition, the village boasts an 18 hole championship golf course, a luxurious spa and a number of highly regarded hotels including the Balmer Lawn, the Pig and Careys Manor, all of which offer fine dining restaurants.

In Brockenhurst the New Forest is all around you and wild ponies, deer and cows roam at will. The North and South Weirs streams join and as one flow through Brockenhurst. In Brookley Road in the warmer months of the year the stream flows across the road, commonly referred to as The Splash.

It is Brockenhurst's mainline station (service into London Waterloo approximately 90 minutes) that turns the dream of a country idyll into reality for those working up in London and makes Brockenhurst village a property hot spot.

## 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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