



Beachern Wood Cottage

Aldridge Hill, Brockenhurst, SO42 7WD

SPENCERS
NEW FOREST





A unique opportunity to acquire a detached cottage in need of full refurbishment set in one of the most desirable locations on the edge of Brockenhurst with open aspects across the forest at Aldridge Hill. The property currently offers three bedrooms set in a double plot circa 0.6 acres with FULL PLANNING PERMISSION granted for a stunning replacement dwelling and generous outbuildings extending to approximately 212 sqm in total.

The Property

An exciting opportunity to acquire this new forest cottage with planning permission granted to build a double fronted detached forest style property with a central oak framed storm porch set under a triple gable roof line with traditional brick elevations if preferred.

A private shared drive currently provides access to the 1920's cottage which offers a living room, kitchen and bathroom to the ground floor with three bedrooms to the first floor.

The proposed building plans offer generous open plan reception spaces, large expanses of glazing with three double bedrooms, one en suite, and a family bathroom. The principal bedroom is planned to enjoy far reaching aspects over the side garden and paddocks beyond.

Extending to circa 122 sqm, the plans for the main house also incorporate a snug and externally accessed plant room.

Agents Note

Please note that some of the photo's used are computer generated images for illustration purposes only as part of the planning application. Please see Planning Permission link below:

<https://planning.agileapplications.co.uk/nfnpa/application-details/103197>

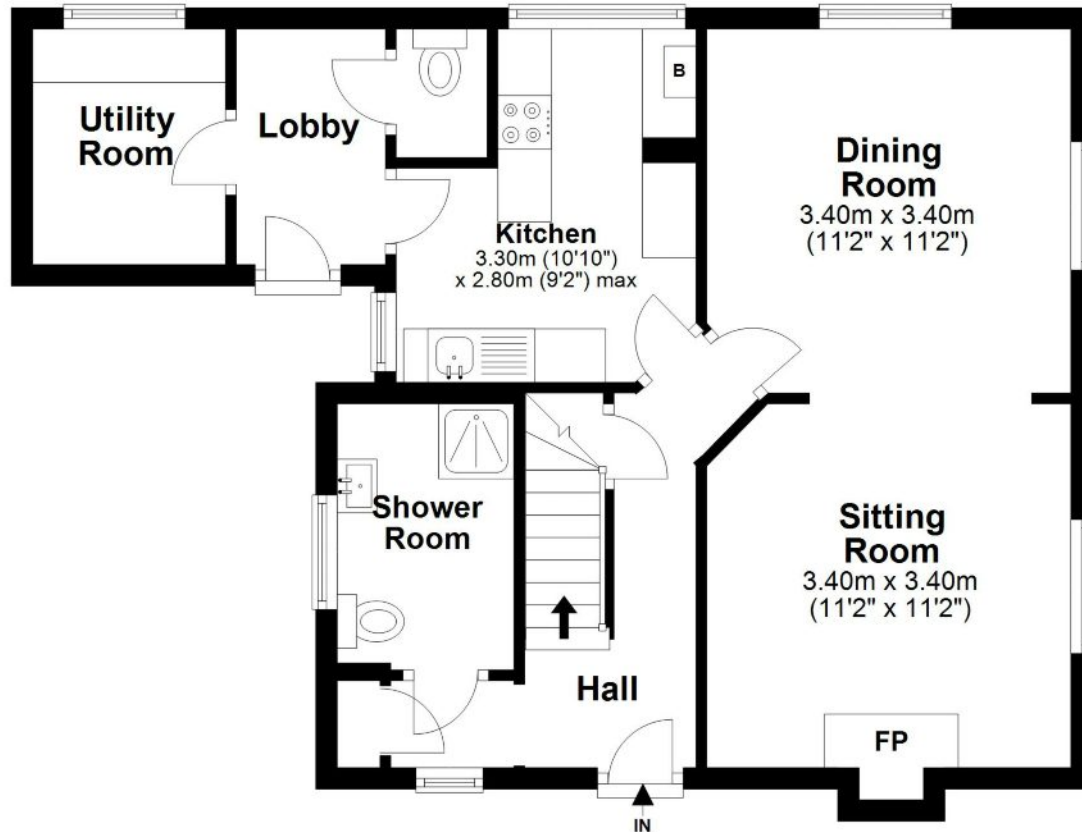
£950,000



Current Floor Plan

Ground Floor

Approx. 52.6 sq. metres (565.8 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



Total area: approx. 91.7 sq. metres (986.9 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest
Plan produced using PlanUp.



1 Proposed North Elevation
Scale: 1:50



2 Proposed West Elevation
Scale: 1:50

Proposed plans

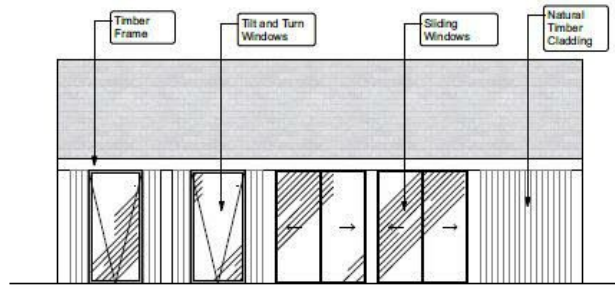
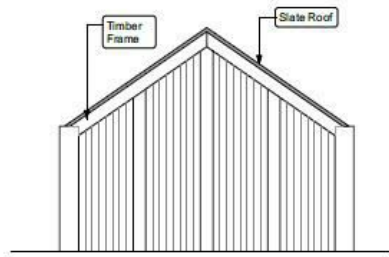
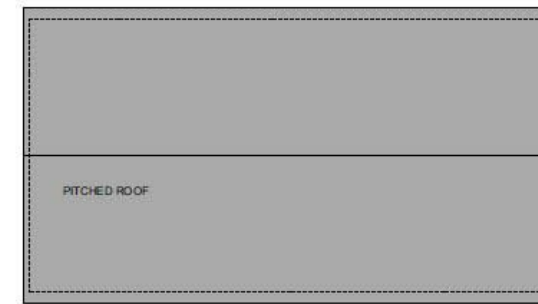
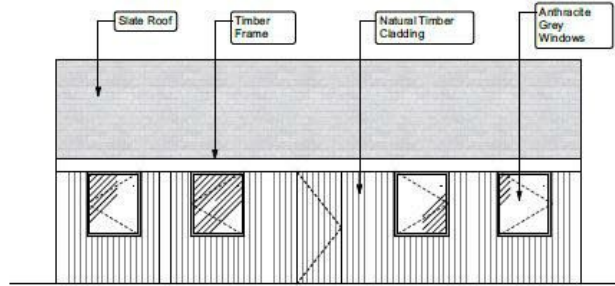
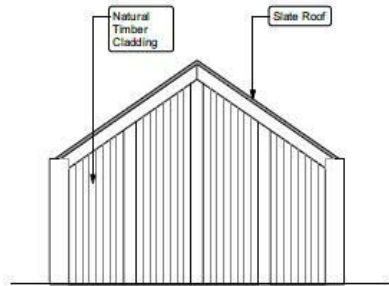


3 Proposed South Elevation
Scale: 1:50



4 Proposed East Elevation
Scale: 1:50

Proposed Studio/Garden Room



Grounds & Gardens

The plot has been extended with the acquisition of part of the neighbouring paddock so the current cottage sits centrally within its plot with views across paddocks to the side and forest at the front.

The grounds offer planning permission to accommodate a double detached garage complex measuring circa 11m x 5m with store room or potential home office to replace the current garage.

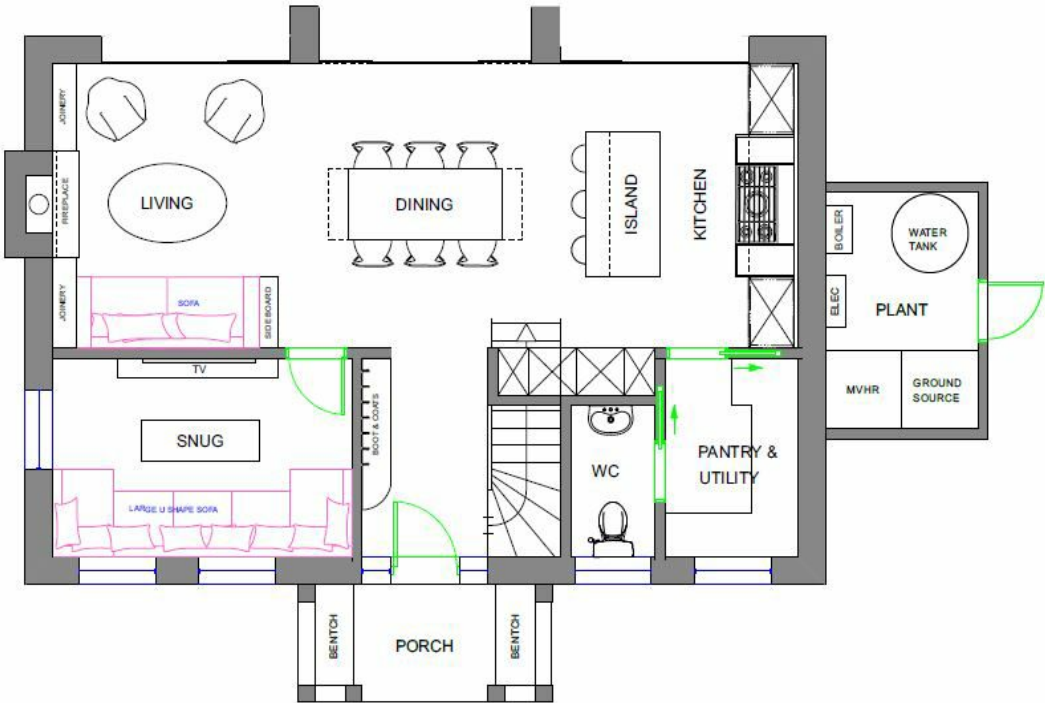
Further planning includes a detached studio/garden room approx. 9m x 4m offering further versatile ancillary accommodation that could suit a number of requirements as a gym, guest accommodation or studio.



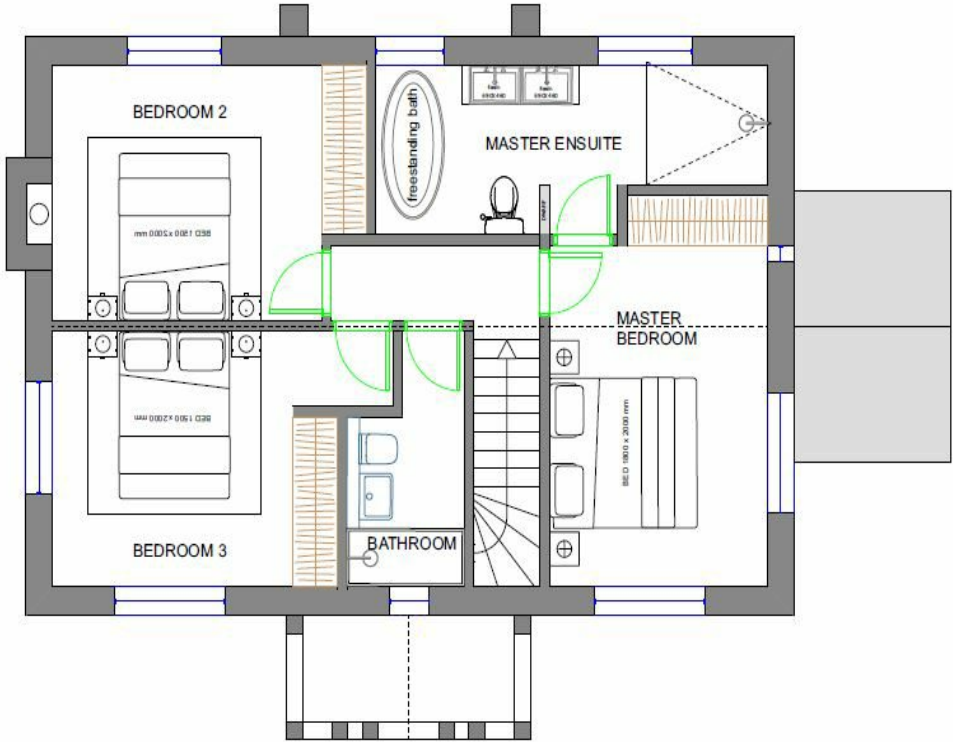
For illustration purposes only



Proposed Floor Plans

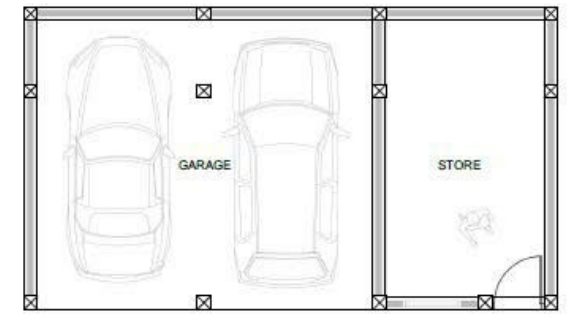
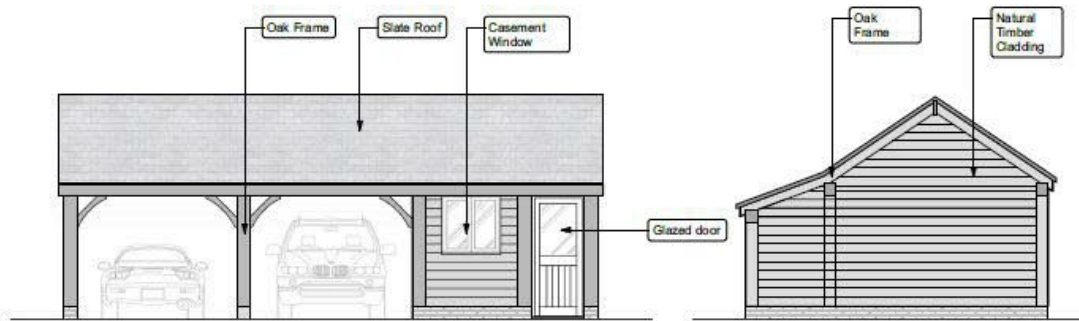


GROUND FLOOR

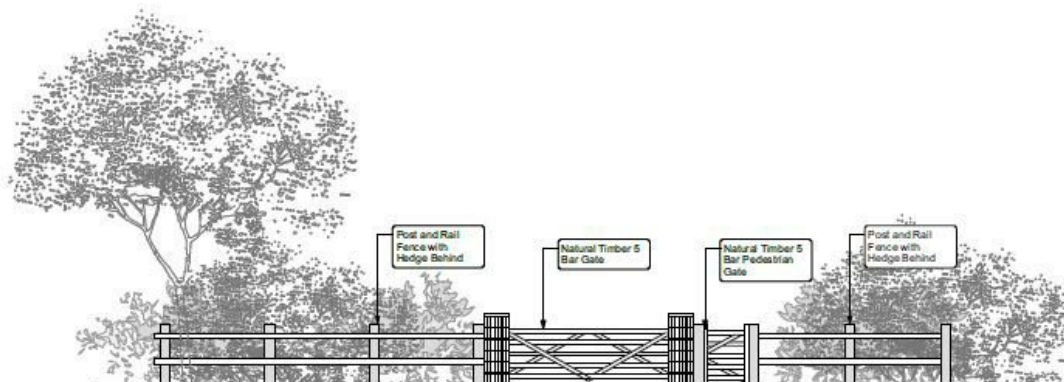


FIRST FLOOR

Proposed Garage & Store



Proposed Site Entrance





Additional Information - For existing cottage

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: E Current: 48 Potential: 80

Mains water and electricity

Oil fired heating

Private drainage

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

Situation

Aldridge Hill is situated at the western end of Brockenhurst between Rhinefield and Black Knoll, directly opposite the open forest and close to the much famed Rhinefield Ornamental Drive. The location is arguably one of the finest in Brockenhurst, with the village offering a mainline railway station with direct links to London Waterloo (approx. 90 minutes), a well-regarded primary school and tertiary college and a good local community of shops and restaurants.

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, its famous Saturday county market and ferry service to Yarmouth, Isle of Wight. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 giving access to London.

Important Notice

Spencers 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

www.spencersproperty.co.uk