



**Cottongrass**

*Meerut Road, Brockenhurst, SO42 7TD*

**SPENCERS**  
NEW FOREST









# COTTONGRASS

MEERUT ROAD • BROCKENHURST

*Cottongrass is a newly constructed three double bedroom mid-terraced cottage with lovely views to the front across the forest, a private south facing walled courtyard garden and parking.*

*With a focus on quality, finish and total satisfaction a bespoke scheme of only five forest fronting cottages has been carefully crafted by an expert local architect and interior designer using the latest technology to combine traditional and 21<sup>st</sup> century design for modern living and low running costs. Enjoying a stunning location in the New Forest within an easy flat walk of Brockenhurst village centre where there is a thriving community and mainline railway station.*

£778,000



3



1



2 ½





## The Property

A front entrance leads into the sitting room with an attractive square bay window having lovely views to the front aspect and where beautiful French oak flooring from Crestwood runs throughout the majority of the ground floor with underfloor heating. There is a generous cloakroom incorporating a boot and coat storage area. The kitchen/dining room is truly delightful with a ceiling lantern and Crittall style double glazed french doors to the south facing courtyard wall garden.

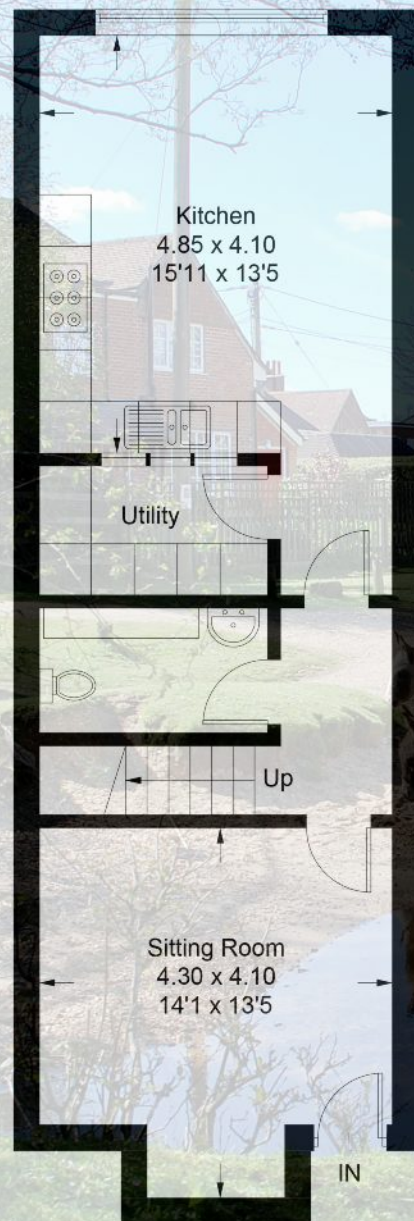
The kitchen is a teal colour with stainless steel work surface above incorporating the sink and flexible mixer tap. There are a range of wall mounted stainless steel shelves and ample storage cupboards and draws. Integral appliances include fan oven and separate grill, combination microwave, Rangemaster ceramic hob and extraction unit, under counter fridge and separate freezer. The adjacent utility room has ample storage and a ceramic tiled floor, integral washer/dryer and a second under counter fridge.

Stairs rise from the hallway and are carpeted in a natural woven pattern from Peter Newman Flooring. The principal bedroom suite has a vaulted ceiling, delightful views through the front square bay double sash windows, an en suite shower room. There is a high level door and wall mounted access ladder to the very large storage area and where the Gloworm boiler is sited.

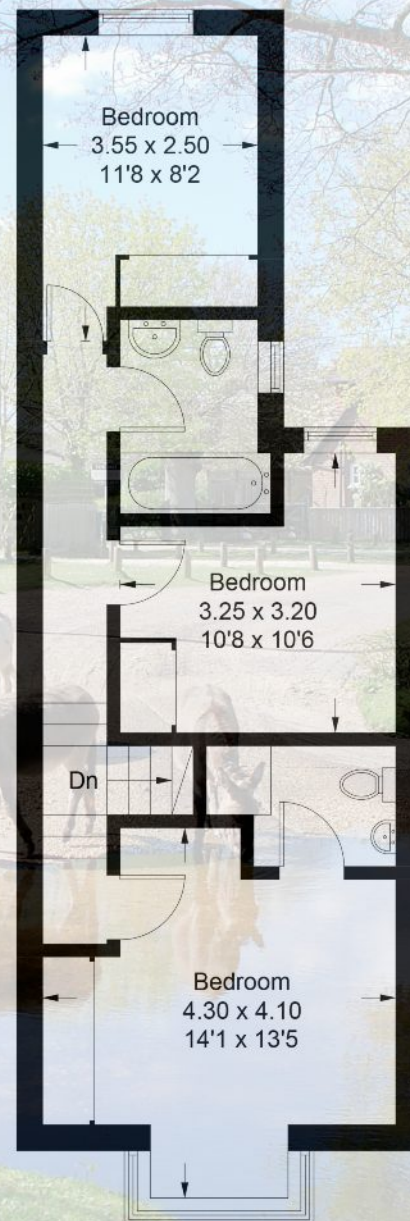
The staircase splits and leads to bedroom two and three. Both are double bedrooms with one of these rooms also having a vaulted ceiling. The bathroom serves both bedrooms with a shower above the bath, glass screen, heated towel rail, basin and WC and side aspect window.



Approximate Gross Internal Area = 98.8 sq m / 1063 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only; measurements are approximate, not to scale.  
Floor Focus working with FloorplansUsketch.com





## Grounds & Gardens

Each cottage has attractive picket fencing to the front and an area to sit and enjoy the forest opposite. There is cattle grid access and a wrought iron pedestrian gate to the side of the development which leads to the ample private turning and parking area where each cottage is allocated a parking space with a conduit allowing connection of an electric vehicle charging point, if required. There is an attractive black panelled barn incorporating large secure storage rooms for each cottage with light and power.

Each cottage has a beautiful walled south facing courtyard with a high pedestrian access gate and with porcelain tiling and accessed through the Crittall doors from the kitchen/dining room.

## 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 cottages are located on the right hand side behind picket fences.

## Services

All mains services connected



## The Situation

Brockenhurst is the largest village in the New Forest, boasting a thriving and lively community with all the necessary essentials, including a butcher, bakery, greengrocer, cafes and tea houses, plus services such as a doctor, dentist and a 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 surrounds you and wild ponies, donkeys, deer and cows roam at will. The North and South Weirs streams join and as one flow through Brockenhurst and in Brookley Road the stream flows across the road, commonly referred to as The Splash. It is Brockenhurst's mainline station (service to 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.

## Agents Note

Please be advised that a mixture of photography has been used showing other comparable properties within the development and may not represent the exact property you are enquiring about.

## 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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