



Heather View *Hilltop, Beaulieu, SO42 7YR*



SPENCERS



Heather View is a delightful, detached Victorian forest cottage situated in an outstanding position on the outskirts of Beaulieu with direct forest access and complete privacy and seclusion. This wonderful double fronted cottage offers huge potential, now in need of complete refurbishment and further benefitting from a delightful wrap around garden and adjoining holding paddock. Offered to the market with no onward chain!

The Property

A brick-built porch leads you to the front door of the home. Upon entering the property with the staircase in front of you, there is a sitting room to your left with large window to the front and open fireplace.

On the other side of the entrance hallway is another reception room, previously utilised as a dining room, again with open fireplace and large window with front aspect.

To the rear of the property is the kitchen with a rear door leading outside. The kitchen provides an array of storage units and offers a useful larder style cupboard and access to the W/C with wash basin.

Stairs from the hallway lead to the first floor where you find two double bedrooms sat either side of the landing both offering very typical Victorian style feature fireplaces and large front aspect windows with beautiful views over the open forest.

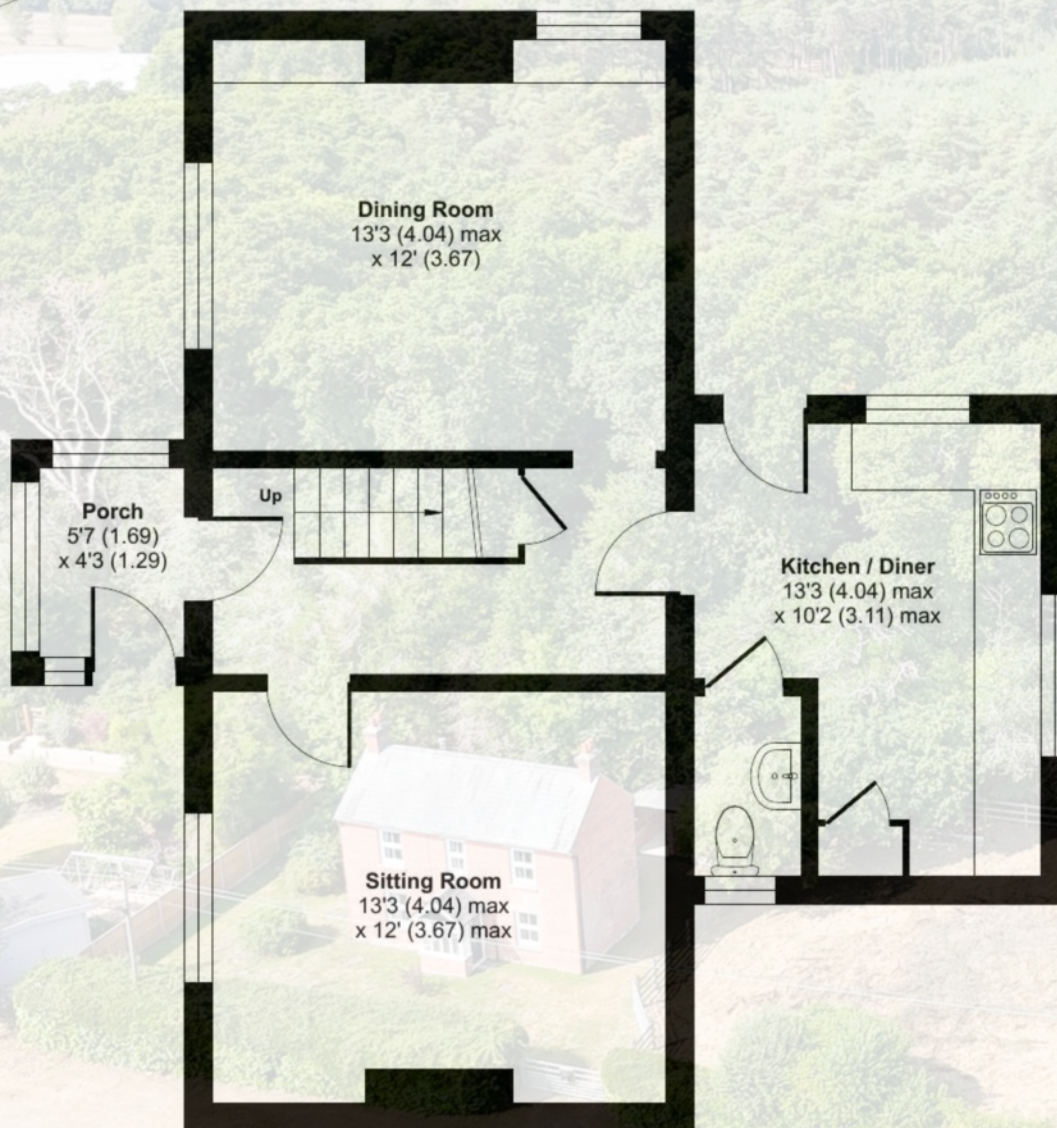
OIEO £550,000

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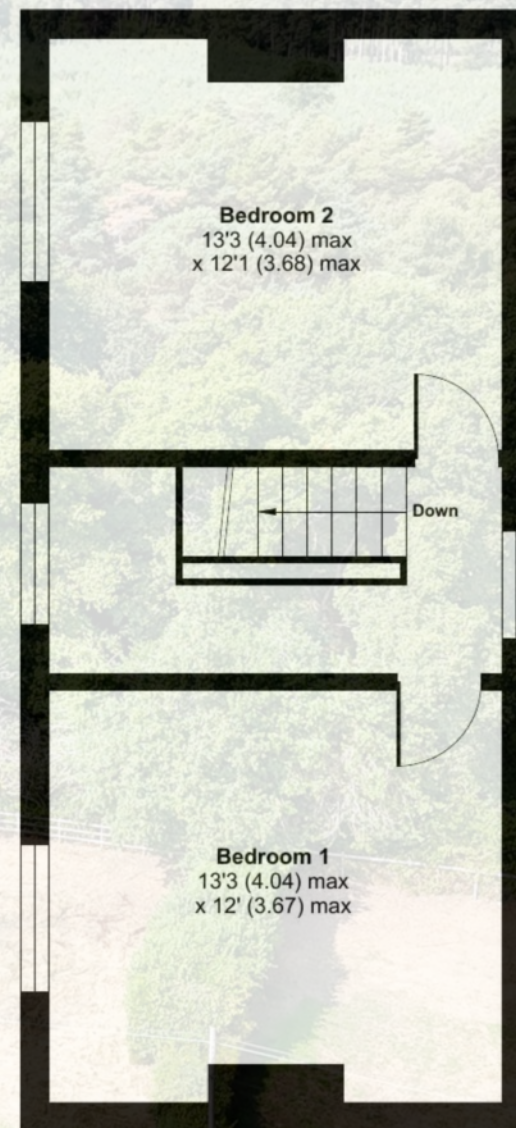


Approximate Area = 998 sq ft / 92.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1329423



Grounds & Gardens

The grounds are entered through a five barred metal gate with a short walk across the front garden leads you to the porch door entrance where the house sits centrally in its plot. The garden is laid to lawn and wraps fully around the house giving plenty of varying garden space with a small variety of outbuildings.

A small fenced holding paddock adjoins the garden. The property is flanked by fencing and large hedgerow giving the property a complete sense of privacy and seclusion.

Agents Note

There is currently no formal access to the property, and this will be responsibility of the buyer to put in place with Forestry England.

Additional Information

Tenure: Freehold

Energy Performance Rating: G

Council Tax Band: E

Services: Mains electric and water

Private Drainage: Septic Tank (Sole Use)

Central Heating: There is currently no central heating at the property.

Property Construction: Standard construction

Flood Risk: Very Low

Broadband: Superfast broadband with speeds of up to 42 Mbps is available at the property (Ofcom).





Directions

From Brockenhurst take the B3055 past the 'Pig' Hotel and follow the road for nearly 10km towards Beaulieu. You eventually meet a right hand turn signposted 'Beaulieu Village', take this turning and follow the road through Beaulieu village and along the 'Beaulieu Road'. After about 2.6km you see a turning down a gravel track with a green signpost for 'Hilltop nurseries' where you drive to the end of the track, turn right and you park at the end. The house itself is then a few metres walk on the left-hand side.

Important Notice

Spencers Property 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 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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