



FELLS GULLIVER
ESTATE AGENTS

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Canterbrook Cottage, Brook, BramshawSO43 7HD

£1,100,000

- Detached family home in idyllic forest location
- Home office/studio
- Direct access to the Forest
- Double garage
- Excellent communication links
- Three generously sized bedrooms
- Rural Views
- Sought after village
- Delightful gardens
- Walking distance to Hotel restaurant and local pub





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A rare opportunity to acquire a New Forest property in a superb location with direct access to the forest. Canterbrook Cottage offers a rare blend of rural lifestyle with the accommodation being well proportioned and designed taking full advantage of the stunning location and surrounding views.



Situated in one of the New Forest's most requested idyllic villages with excellent transport links. Local amenities include a popular village pub, shop, Hotel/restaurant, and championship golf course. For those who appreciate the beauty of outdoor pursuits, there are miles of unspoilt open forest to explore.

Accessed via a five bar gate and cattle grid there is ample parking, plus a double garage with an upstairs office and or guest accommodation.

The cottage has been well maintained and is offered in good decorative condition. It enjoys a natural flow throughout, with many rooms having dual aspect allowing for a light and airy feel throughout the property.



At the heart of the home is a fully equipped kitchen/breakfast room leading to a conservatory which in turn has direct access to a patio area for al-fresco entertaining.

Off the inner hallway are the well-proportioned and separate dining and sitting rooms, the latter with double-aspect windows. A downstairs cloakroom is also located from the hallway.







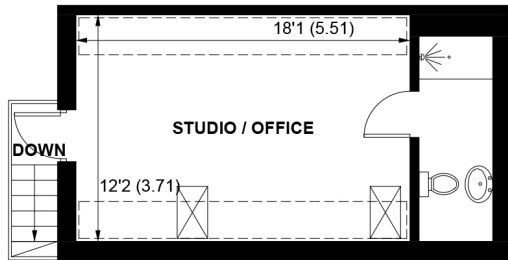
The stairs lead to a lovely galleried landing from which the three bedrooms and family bathroom are found, the principle bedroom benefits from an ensuite. All bedrooms enjoy panoramic views over the garden and the far reaching spectacular open countryside.

The gardens which encircle the cottage are a particular delight, with manicured lawns an abundance of flower beds, borders and hedgerows allowing for a good amount of seclusion. There is also an additional patio area located in an elevated position.

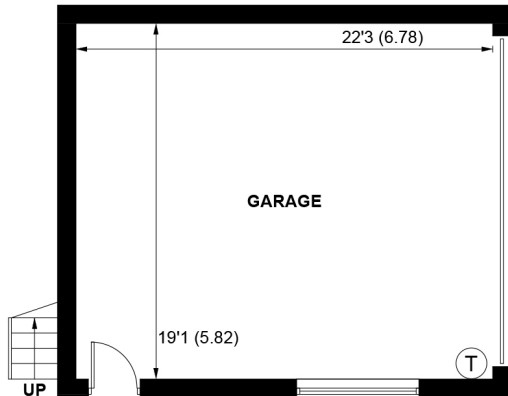




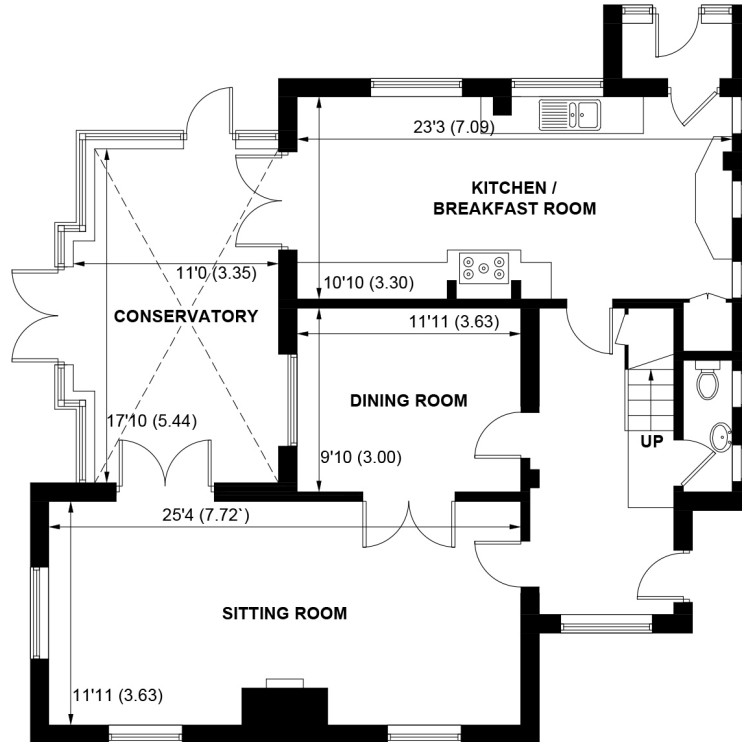
 = REDUCED HEADROOM BELOW 1.5M / 5'0



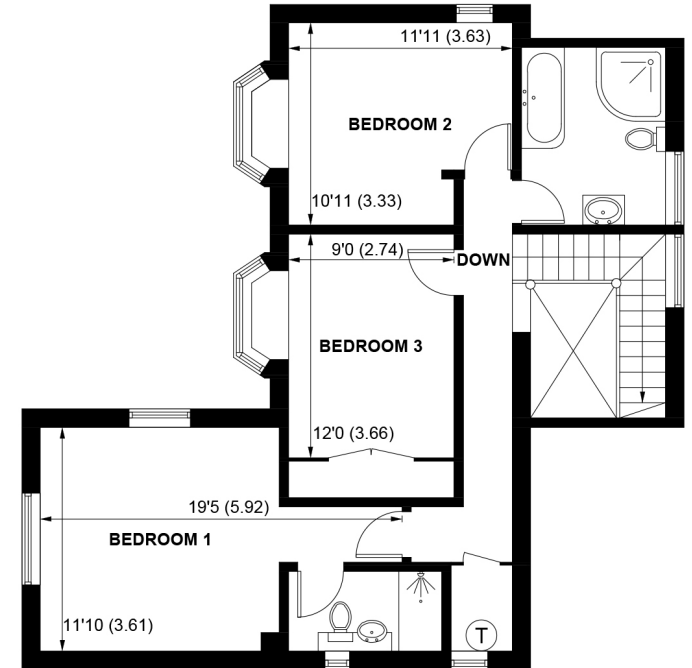
GARAGE - FIRST FLOOR



GARAGE - GROUND FLOOR
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1780 SQ FT / 165.4 SQ M

OUTBUILDINGS = 697 SQ FT / 64.8 SQ M

TOTAL = 2477 SQ FT / 230.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

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