



5 Brittons Cottages

North Weirs, Brockenhurst, SO42 7QA

SPENCERS
NEW FOREST





5 BRITTONS COTTAGES

NORTH WEIRS • BROCKENHURST

A rare opportunity to purchase an attractive Victorian terraced cottage situated in one of the most enviable locations on North Weirs in Brockenhurst with forest views.

The property offers two reception rooms, extended kitchen, two double bedrooms, spacious upstairs bathroom, additional section of front garden and rear enclosed garden.

£595,000





The Property

This picturesque red brick Victorian cottage offers charm in a peaceful, forest setting. There are two reception rooms on the ground floor, with carpet and feature fireplaces both with working woodburners. An extended kitchen is currently equipped with modern storage units and complimentary worktops over, space for appliances and dining area with French doors accessing the rear garden.

Stairs lead to the first floor where there are two double bedrooms, both of which enjoy views towards to the open forest and a spacious bathroom which comprises a walk in shower cubical, bath, wash hand basin and W.C.

Grounds & Gardens

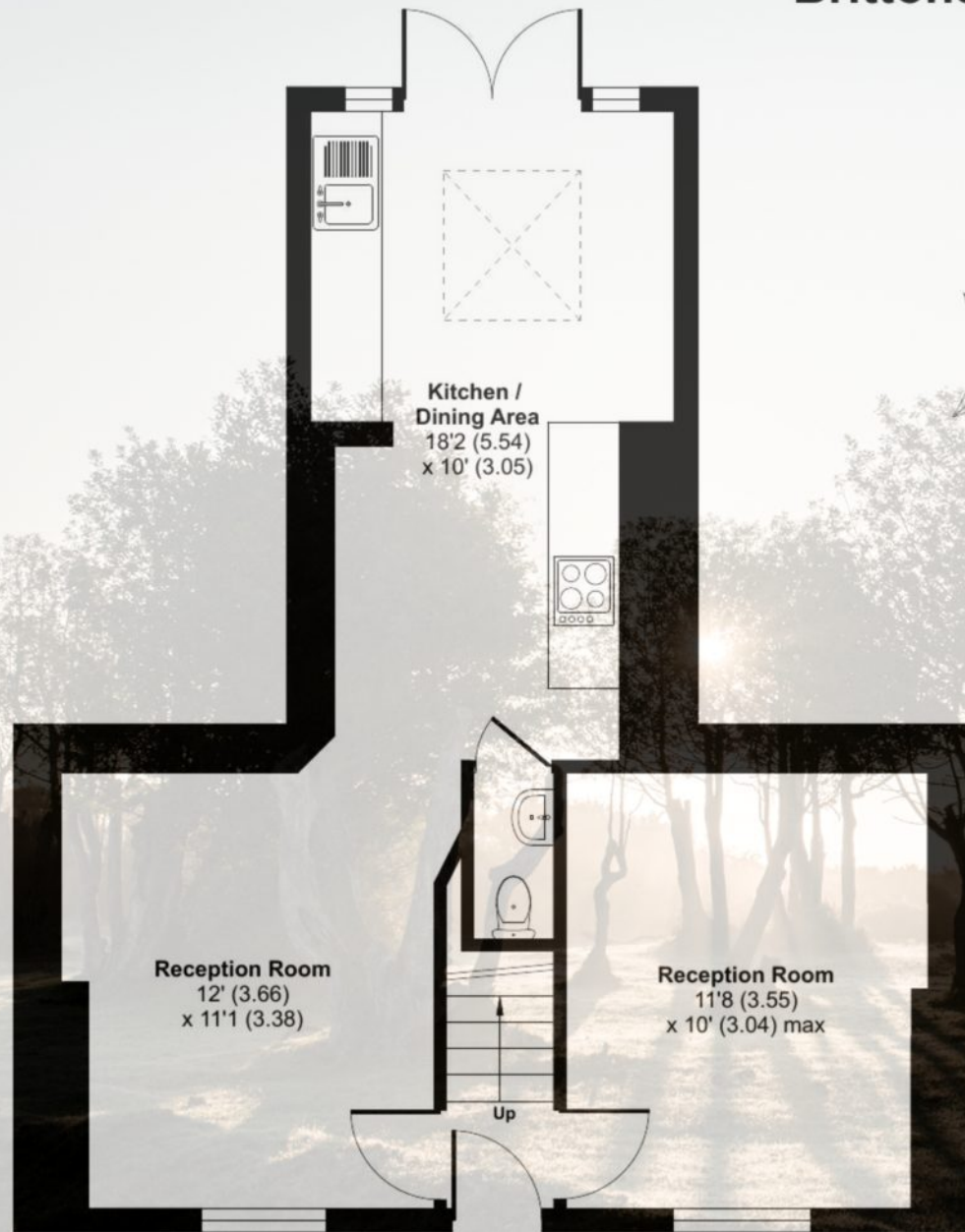
To the front of the property there is an additional useful area of enclosed garden previously used for parking and as a little paddock. A picket fence leads to the front garden with mature shrub hedging to either side and a path leads to the front of the property. The rear garden is mainly laid to lawn with hedged and fenced boundaries.



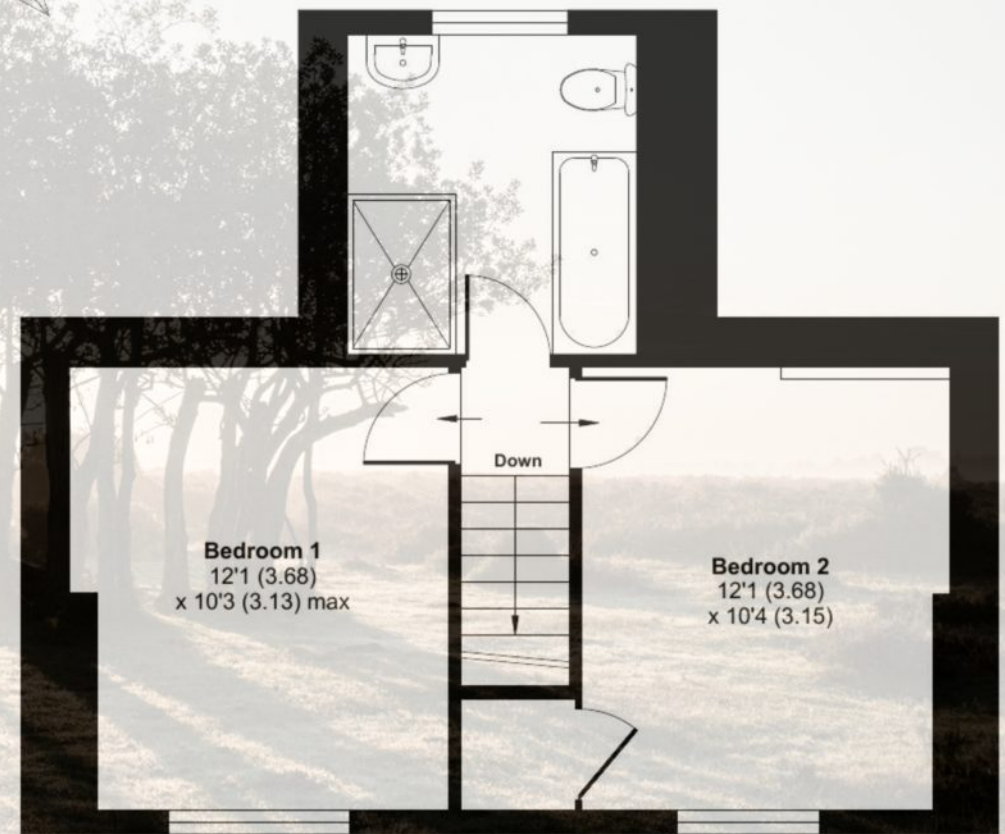
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Approximate Area = 791 sq ft / 73.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





Additional Information

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: F Current: 29 Potential: 83

Conservation Area: The Weirs

Services: Mains electric, water and drainage

Heating system: Wood burners and electric radiators

Construction Type: Standard Construction

Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom)

Agents Note: We understand a contribution of £125 a year is made towards the upkeep of the access track.

Directions

From our office in Brookley Road turn left and proceed over the Watersplash turning left on to the Burley Road. After passing all turnings on the right hand side there is a track to your right on the edge of the open forest. Turn onto the track and continue for approximately 300 yards and the property can be found on the right hand side.

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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