



**Little Brookley**

*Rhinefield Road, Brockenhurst, SO42 7SQ*

**SPENCERS**  
NEW FOREST









# LITTLE BROOKLEY

RHINEFIELD ROAD • BROCKENHURST • NEW FOREST

*One of the most prominent village properties set at the end of the 'watersplash' in the very heart of Brockenhurst with its iconic period character giving the cottage it's wide appeal and attraction.*

*The cottage, originally thought to have been a milking parlour, with the oldest sections dating back to circa 1830 has been greatly extended in recent times providing a sizeable property now offering in excess of 3,800sqft with the benefit of a charming one bedroom annexed cottage, double garage and private gardens approaching 0.5 acres in total.*

*The property further benefits from no onward chain.*

**£1,750,000**



5



5



3





## Main Residence

Little Brookley is a quintessential detached character cottage with elegant red brick elevations beneath a clay tiled roof and set in a prime village location.

The property has been extended substantially to provide comfortable accommodation, retaining many period features and would now benefit from some modernisation and could be reconfigured to suit any number of requirements or arranged as one main residence if preferred.

A covered storm porch leads into a reception hall which features a fireplace with wood burning stove. From here a door leads into a cosy snug, again with a fireplace with brick surround and with exposed beams set to the ceiling.

A dining hall features an ornate turning staircase leading up to the first floor accommodation. The hallway provides internal access to the annexe if required.

The main drawing room is set off the hall and provides a large light filled dual aspect room overlooking the church, with French doors leading out to the gardens. A large open fireplace makes a real feature of the room.

The kitchen/breakfast room is at the rear of the property and is fitted with a range of modern units set to both base and wall level with coordinating work surfaces. There is space for a range cooker with extractor hood set over, inset sink unit and a breakfast area for a table and chairs.

From the kitchen a door leads to a rear lobby area with a large walk in pantry and access to a utility area with plumbing for appliances and further storage cupboards, a door leads out to the rear garden and boiler room from here and a study is tucked away to the rear of the lobby overlooking the gardens making an ideal home office.





## Main Residence Continued...

A cloakroom with sink inset within a vanity unit and separate WC can be accessed from the dining hall and further access from here leads into the utility area and completes the ground floor accommodation.

The first floor landing, with curved staircase, provides access to two wings of bedroom accommodation.

An attractive double bedroom is set to the front of the property overlooking the church and having a fitted wardrobe. This room is serviced by an adjoining “art deco” style bathroom with coloured four piece suite offering a low level bath set into an arched recess with tiled surround, WC, bidet and wash hand basin. An airing cupboard houses a boiler and water tank supplying the annexed accommodation.

The landing curves round to the rear with steps leading to a further landing area and bedroom wing housing three bedrooms.

The principle bedroom is set at the rear of the property with dual aspects across the garden and benefits from a range of fitted wardrobes. A single bedroom with storage cupboard is adjoining this room and could be made into a dressing room/ensuite if required. Another double bedroom is fitted with a range of wardrobes and drawers.

A family bathroom supports this wing providing a bath with shower set over, WC and wash hand basin.







*The property benefits from a generous one bedroom annexe and superb gardens extending to 0.5 acres*

### Annexe

The adjoining annexe benefits from its own gated entrance to the rear of the property. A covered storm porch leads into a private entrance hallway with back stairs leading up to the first floor with under stairs storage and a personal door leading back into the main house.

The ground floor offers a good sized triple aspect reception room with large central open fireplace with brick clad chimney breast and tiled hearth.

A fitted kitchen benefits from wood panelling to the walls and ample kitchen storage cupboards, some glass fronted display wall cabinets, space for appliances and an inset sink unit.

A WC completes the ground floor.

The first floor leads up to a large landing area which could be utilised as a dressing area and benefits from elevated views across the church to the front and storage cupboard.

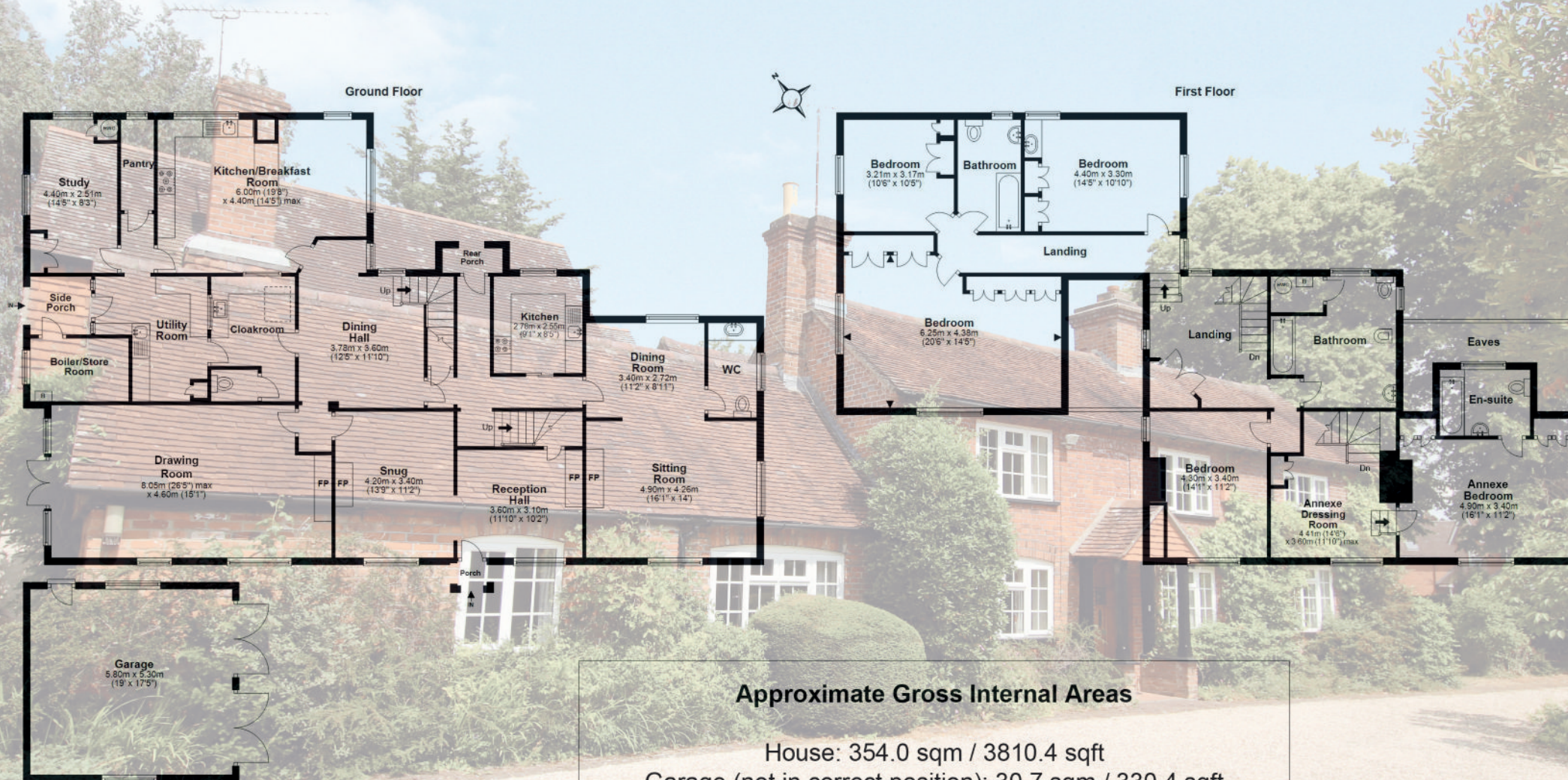
Steps lead to a good sized, part vaulted, bedroom with exposed beams and open views across the watersplash and down the high street. A door leads through to the ensuite with has an inset bath with panelled surround, WC and wash hand basin.







# Floor Plan



## Approximate Gross Internal Areas

House: 354.0 sqm / 3810.4 sqft

Garage (not in correct position): 30.7 sqm / 330.4 sqft

**Total Approximate Gross Area: 384.7 sqm / 4140.8 sqft**





## Grounds & Gardens

A private 'in and out' gravelled drive provides for ample off street parking and gives access to a double detached garage with two opening doors and some loft storage.

A part brick walled with inset lapwood fencing boundary encloses the front garden and drive, which leads to the entrance into the property. Well stocked flower borders with shrubs and climbers about the property, with further lawned areas with ornamental trees and planted beds provide for a country style garden.

A pedestrian gate leads to the high street with a block paved path leading to the main entrance and provides access round to the side and the annexed cottage in turn, which benefits from its own gated pedestrian access to the high street and pretty front garden. A brick path leads to a separate covered storm porch into the annexe from here.



To the other side of the property, the gardens wrap around to the side and rear and have been landscaped to provide individual areas and pockets within the garden interspersed with a paved terrace, mature planted beds with an array of flowers, climbing roses set across pergolas to add height and with shrubs and trees for screening. The garden provides for a wonderful secluded space for seating and entertaining with lovely views across to the church. A useful shed is set to the rear of the garden and a utility area behind the garage is well screened.



## Additional Information

All main services connected

Tenure: Freehold

Energy Performance Rating: E Current: 48 Potential: 71









## Directions

From our office in Brockenhurst turn right and after crossing the watersplash turn left into Burley Road. The driveway leading to the property can be found on the right hand side, shortly before the church.

## Situation

The property is tucked away within a mature plot set at the end of the high street in the village of Brockenhurst, overlooking St Saviours Church to the front and 'the watersplash' to the side.

Brockenhurst benefits from a mainline station with direct access to London Waterloo and an extensive range of local shops, restaurants, a primary school, popular tertiary college and the renowned Brockenhurst Golf Club.

The Georgian market town of Lymington is approximately 5 miles south with its extensive yachting facilities, Saturday market and ferry service to Yarmouth, Isle of Wight. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 for access to London.

## 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:

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: [brockenhurst@spencersnewforest.com](mailto:brockenhurst@spencersnewforest.com)

[www.spencersnewforest.com](http://www.spencersnewforest.com)