



FELLS GULLIVER
ESTATE AGENTS

023 8028 4411
www.fellsgulliver.com

The Coach House, Brook, Lyndhurst, SO43 7HE

£1,650,000

- Beautifully renovated
- 3800 square feet of accommodation
- Outdoor pool
- Annexe potential
- Excellent communication links
- Desirable New Forest village
- Period property
- Walled garden
- Stunning rural views
- 0.7 acre
- Rural yet not remote
- Double garage





5



2



5

This charming character home, dating back to 1850, has been delightfully renovated and spans approximately 3,800 square feet. Located in a highly sought-after village in the New Forest, this stunning property truly needs to be seen to be fully appreciated.

Bramshaw is one of the New Forest's most desirable and unspoilt villages. It boasts two well-regarded public houses, The Green Dragon and The Bell. The Bell is part of Bramshaw's two championship golf courses, The Manor and the historic Forest course. The open forest, with its numerous outdoor pursuits and wonderful walks, is directly accessible from the property.

Bramshaw also benefits from excellent communication links to the larger commercial centres of Southampton and Bournemouth, both of which have easily accessible international airports. Additionally, railway links to London and beyond are available at Ashurst (5 miles) and Southampton Parkway (10 miles).



The Coach House, originally part of the historic Canterton Manor estate, is located in the highly sought-after village of Brook within the New Forest National Park. The current owners have meticulously renovated the property, presenting it in exemplary condition. Their efforts have transformed it into a stylish and elegant family home that seamlessly blends period features with the convenience of modern open-plan living.



The spacious and adaptable accommodation offers the potential to create an annexe, perfect for a dual family lifestyle. The Coach House is ideal for informal entertaining, featuring a superb walled garden that provides an excellent space for outdoor parties, complete with a terrace and an outdoor pool. The idyllic setting is further enhanced by far-reaching rural views over the adjoining farmland.



Situated a third of a mile down a private lane, The Coach House shares a large courtyard with one other property, each with its own designated parking area.





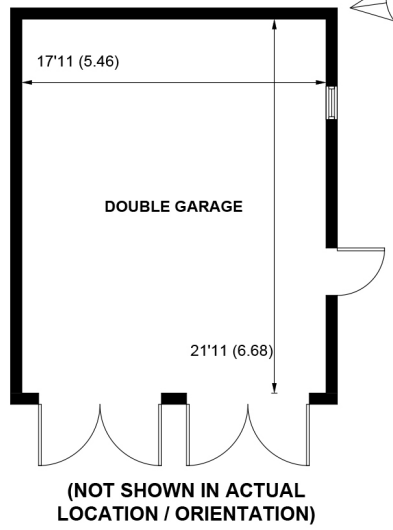
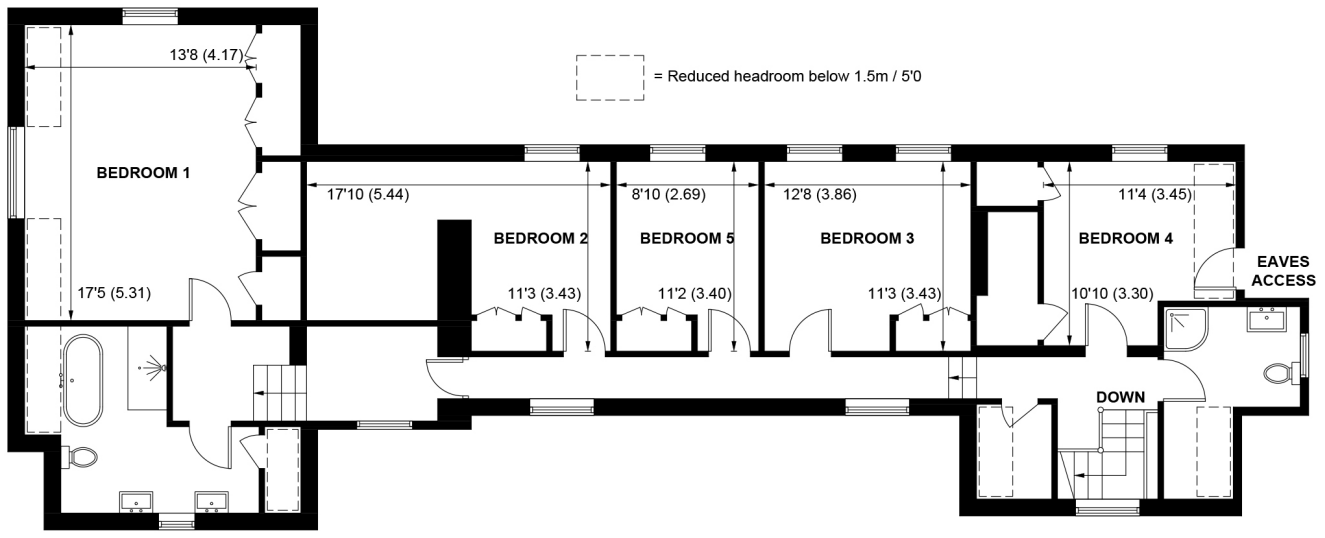
The front door opens into a spacious hallway, featuring a staircase leading to the first floor. The accommodation flows beautifully, with elegant reception rooms enhanced by high ceilings and an abundance of natural light from large sash windows. Most rooms, many of which are dual aspect, offer splendid views over the grounds. Despite its grand scale, the home retains an intimate charm, with each reception space being versatile yet fulfilling its own purpose.

On the first floor, there are five well-proportioned bedrooms. The principal suite occupies an incredibly private space, complete with a beautiful en-suite, providing an almost 'wing-like' elegance. The remaining bedrooms are served by a family bathroom, all with views over the rear gardens.

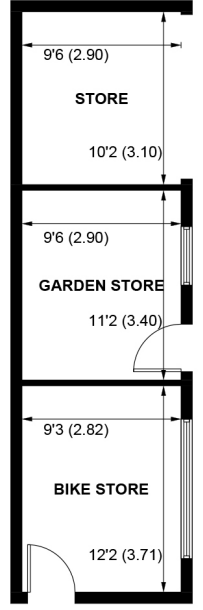
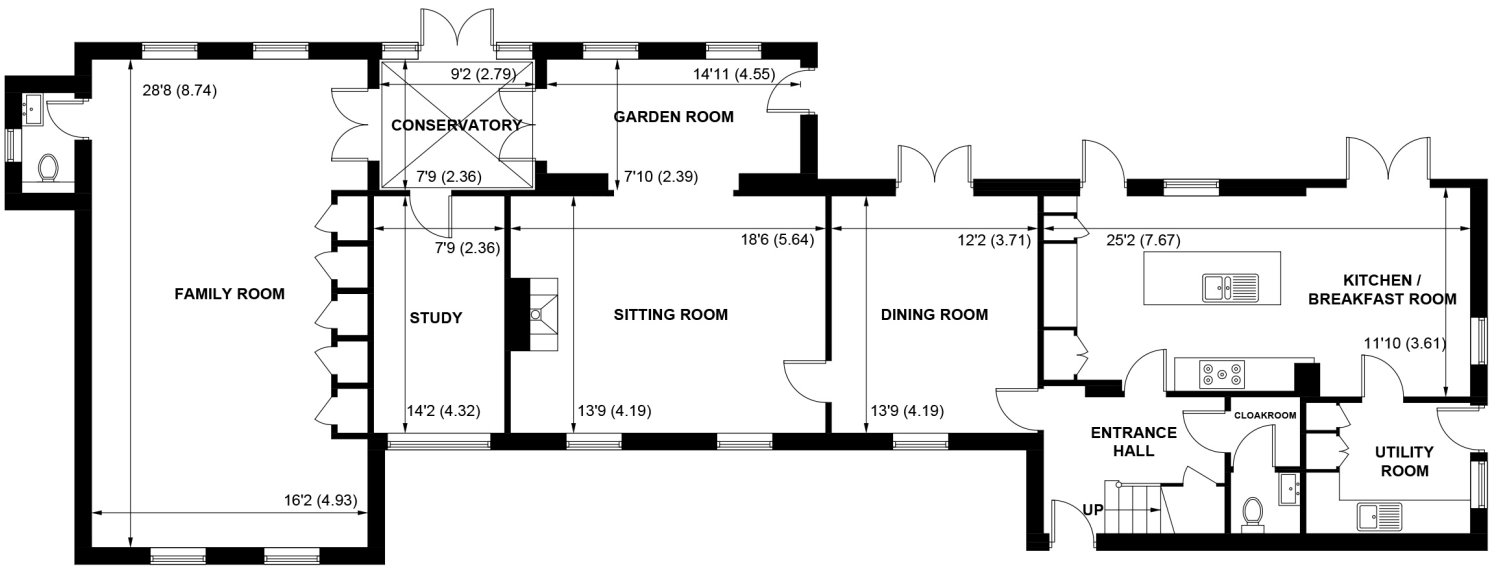
In addition to ample parking at the front of the property, there is also a double garage. Pedestrian access around both sides of the property leads to the gardens. The majority of the formal garden is situated at the rear of the house, offering great seclusion and a perfect place to relax and enjoy the countryside.

The walled garden and orchard is a magnificent space for al-fresco entertaining, with several large terraces and an outdoor pool, making it an ideal spot for a soiree or simply to enjoy the stunning rural views.

In summary, this is a stunning opportunity to acquire a beautiful and enchanting country home with a sense of history.



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 3105 SQ FT / 288.5 SQ M
OUTBUILDINGS = 711 SQ FT / 66.1 SQ M
TOTAL = 3816 SQ FT / 354.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced by Emzo Marketing



FELLS GULLIVER
ESTATE AGENTS

023 8028 4411
www.fellsgulliver.com