



SETLEY COTTAGE • LYMINGTON ROAD • BROCKENHURST • SO42 7UF

£1,475,000

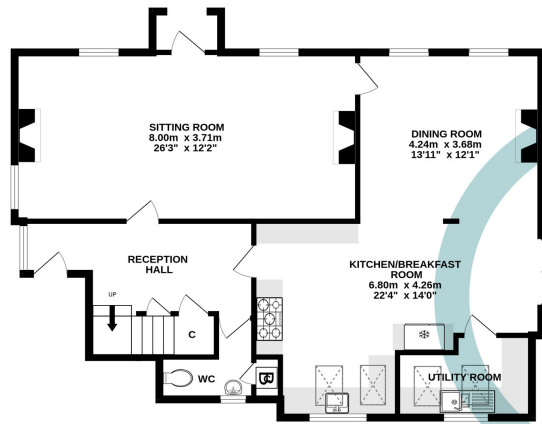
A unique opportunity to purchase Setley Cottage, which is a charming and highly versatile four bedroomed home with versatile outbuildings, currently used as triple garage, storage, office space and Airbnb. The property is set in a desirable location within the New Forest with direct access to the beautiful Roydon Woods Nature Reserve.



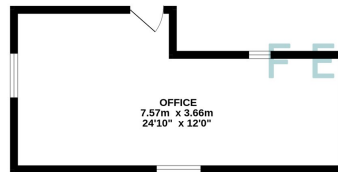
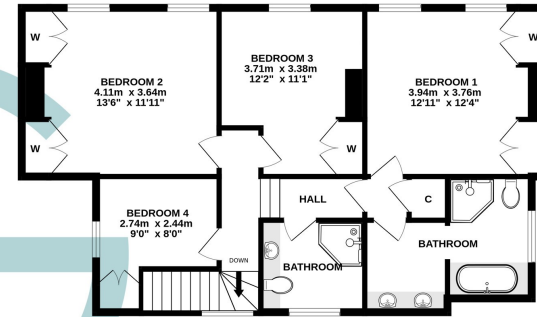
FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR  
113.9 sq.m. (1226 sq.ft.) approx.



1ST FLOOR  
75.3 sq.m. (810 sq.ft.) approx.



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TOTAL FLOOR AREA: 189.2 sq.m. (2036 sq.ft.) approx.  
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## Property Specification



- Detached 4 bed character property totaling over 3500 sq ft with the outbuildings
- Extremely versatile outbuildings - presently used as a triple garage, office space, storage area, and a separate self contained Annex
- Gravel driveway with ample parking
- Self contained courtyard garden to annexe with its own entrance
- Lapsed planning permission to extend the main house
- Access to Royden Woods Nature Reserve

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>	<b>55</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

# Description

Setley Cottage is a charming and highly versatile four bedroomed home, set in a desirable location within the New Forest with direct access to the beautiful Roydon Woods Nature Reserve.

Configured with family life in mind, the heart of the home is the spacious open plan kitchen/dining room. The kitchen features a range of cream units with contrasting wood worktop, making a great space for keen chefs with plenty of storage and preparation space. The open plan style makes this area perfect for entertaining and family meals alike, and the dining room has character with features such as panelled walls, coved ceiling and an open wrought iron fireplace. The dining room has characterful features including panelled walls, coved ceiling and open wrought iron fireplace.

The living room is not only dual aspect to allow for an abundance of light, but also has open fireplaces at both ends of the room, simply ideal for cold winter days. Completing the ground floor, is a downstairs cloakroom and a utility room adjacent to the kitchen, with valuable storage room for household appliances, coats and shoes.

From the impressive entrance hall, stairs rise to the first floor, accommodating four bedrooms and two bathrooms. The bedrooms are well-proportioned and each feature built-in wardrobes and large windows allowing for much natural light. 4 Bedrooms

Outside there is no shortage of parking, with a wide shingle driveway and a triple garage. Ideal for multi-generational living or for use as an Airbnb, the loft has been turned into a self-contained annexe with a modern open plan kitchen/living room, bathroom and bedroom.

For privacy, the annex has its own enclosed garden. There is also the benefit of a studio and large detached office that is fully lined, with electric wall heaters, lighting and power points, perfect for those who work from home or run a small business.

To the rear of the home, the mature garden is mainly lawn, surrounded by hedges and trees to create a tranquil sanctuary. An area of patio, with door access to the living room, can be enjoyed to full potential in the warmer months with al-fresco dining.

The peaceful location of Setley Plain is simply idyllic, with impressive views over the improbably named Three Beech Bottom, Milking Pound Bottom and Widden Bottom. Despite the rural location, the village of Brockenhurst is just a short distance away, offering an array of shops, bars and eateries, a highly regarded sixth form college, 18 hole championship golf club and a mainline station with direct access to London in approx 90 minutes for those who need to commute to the capital. There is also the Georgian market town of Lymington close by, with its extensive yachting facilities, Saturday market and a ferry service to Yarmouth.





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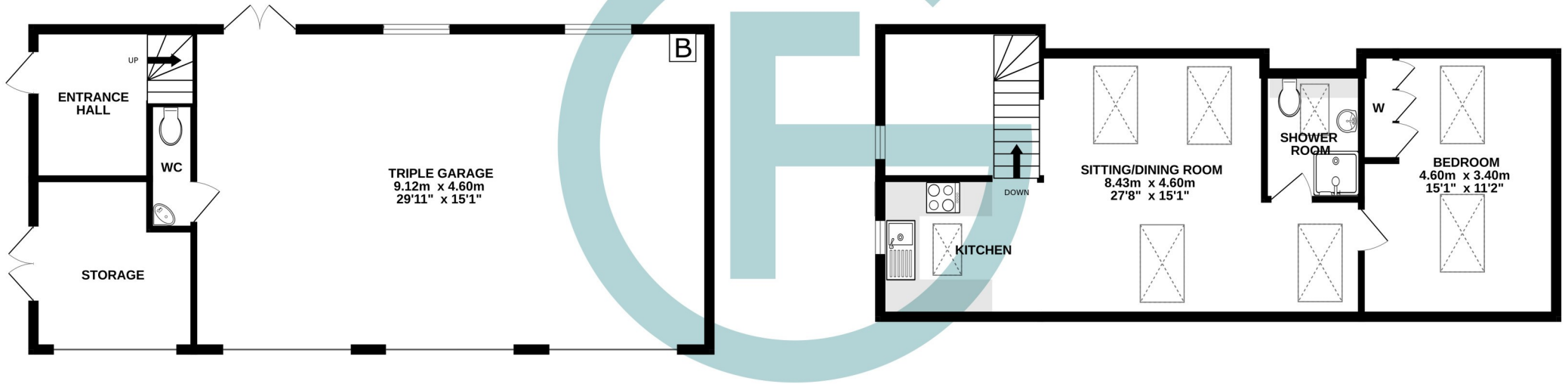


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GROUND FLOOR  
66.7 sq.m. (718 sq.ft.) approx.

1ST FLOOR  
55.4 sq.m. (597 sq.ft.) approx.



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TOTAL FLOOR AREA : 122.1 sq.m. (1315 sq.ft.) approx.

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