



Black Knoll Cottage

Rhinefield Road, Brockenhurst, SO42 7QE

SPENCERS
NEW FOREST





BLACK KNOLL COTTAGE

RHINEFIELD ROAD • BROCKENHURST

An exceptional country house set in beautiful gardens and grounds of just under 6 acres, in one of the finest locations in the New Forest. The property offers extensive accommodation extending to approximately 4107 square feet, with the additional benefit of annexed accommodation. The property is within walking distance of the open forest and Brockenhurst village.

Principal House

- Entrance Lobby • Reception Hall • Drawing Room • Study
- Kitchen/Dining Room • Utility • Boot Room
- Ground Floor Bedroom & Bathroom • Main Bedroom Suite
- 4 Further Bedrooms • 2 Further Bathrooms
- Attached 1 Bedroom Self-Contained Annexe

Outbuildings

- Detached Garage • Workshop/Store • Garden Cloakroom

Grounds

- Gardens and grounds extending to just under 6 acres
- Direct forest access to rear

£2,795,000



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The Property

The ground floor accommodation centres around an impressive reception hall which links to the principal living spaces, including a spectacular, triple aspect drawing room with large bow window and double doors either side opening onto the terracing. Also accessed from the reception hall is a good size study currently used as a snug and a double aspect kitchen/dining room with double doors opening onto the terrace.

An inner hallway leads to a double aspect, ground floor bedroom currently used as a study and an adjoining bathroom.

Set off the kitchen/dining room is a boot room, which links to a utility room and a garden room leading through to the adjoining, self-contained, one bedroom annexe, with modern, separate bathroom.

To the first floor, there are five generous bedrooms accessed off a central landing area. The magnificent, triple aspect, principal bedroom offers a wonderful space with numerous built-in wardrobes, full en-suite bathroom and stunning, elevated views from the bow window across the grounds.

The remaining bedrooms also offer views across different aspects of the grounds, with three of the bedrooms offering built-in wardrobes and one other, beautiful American oak panelling. These bedrooms are served by two separate family bathrooms.

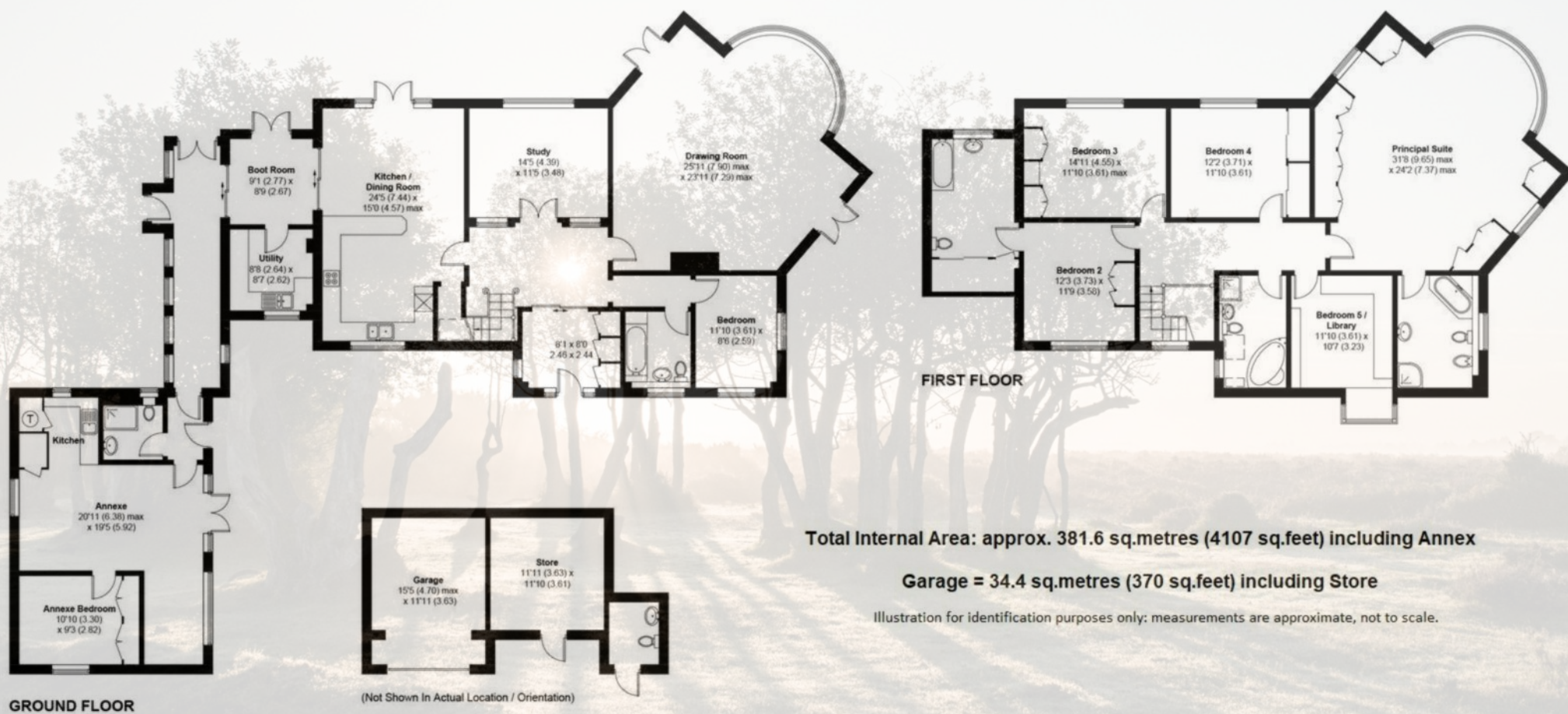
Annexe

The property benefits from an attached annexe set to the side which is linked via an internal lobby to the main house.

The annexe does have a private entrance from the driveway which leads into the open plan living room which has a kitchen area set to one side and benefits from dual aspects and offers space for seating and dining. A double bedroom is set off this living area which has built in wardrobes. A shower room completes the annexe which would be suitable for a number of options including for dependent relatives or to generate potential income as a holiday let.



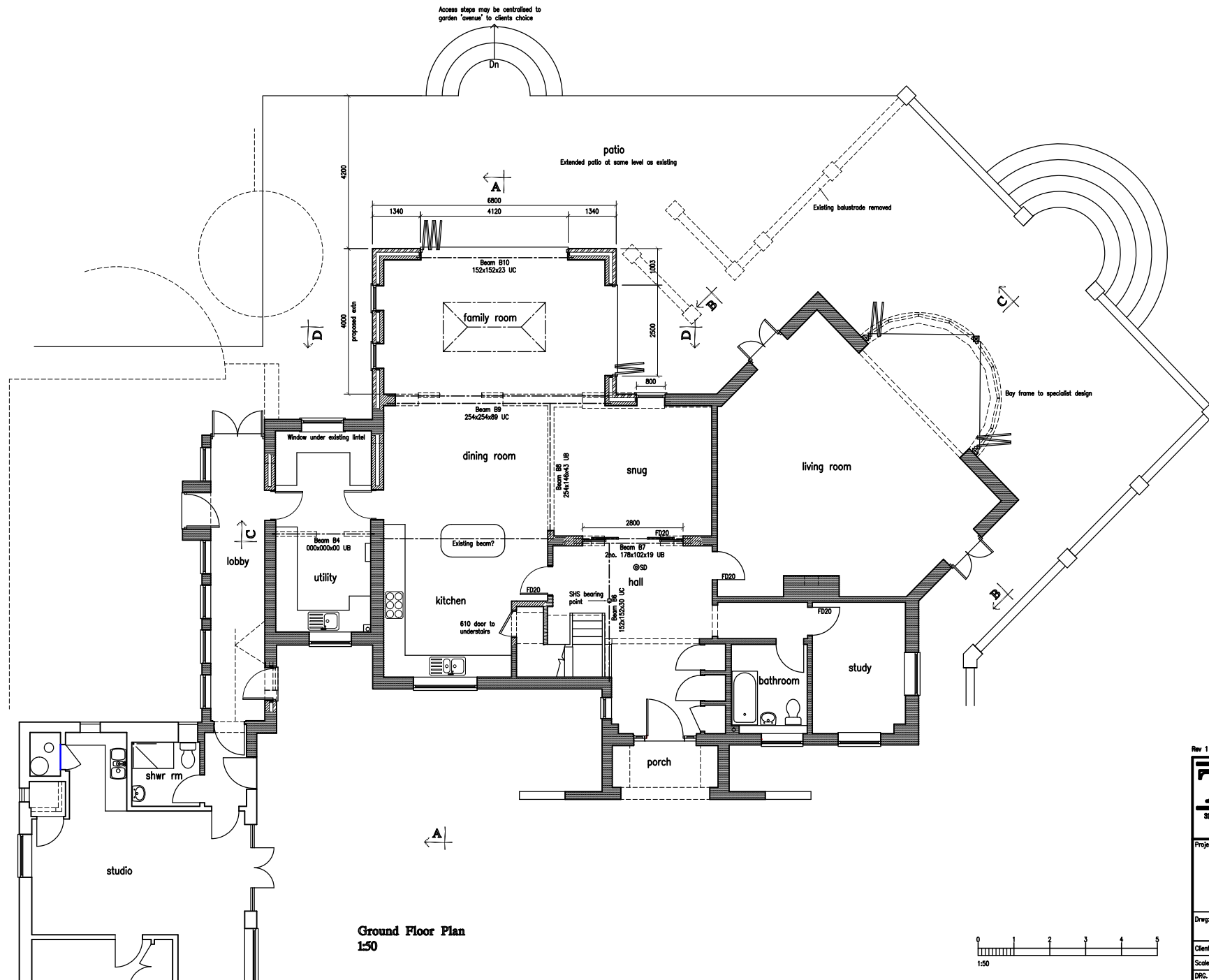
FLOOR PLAN





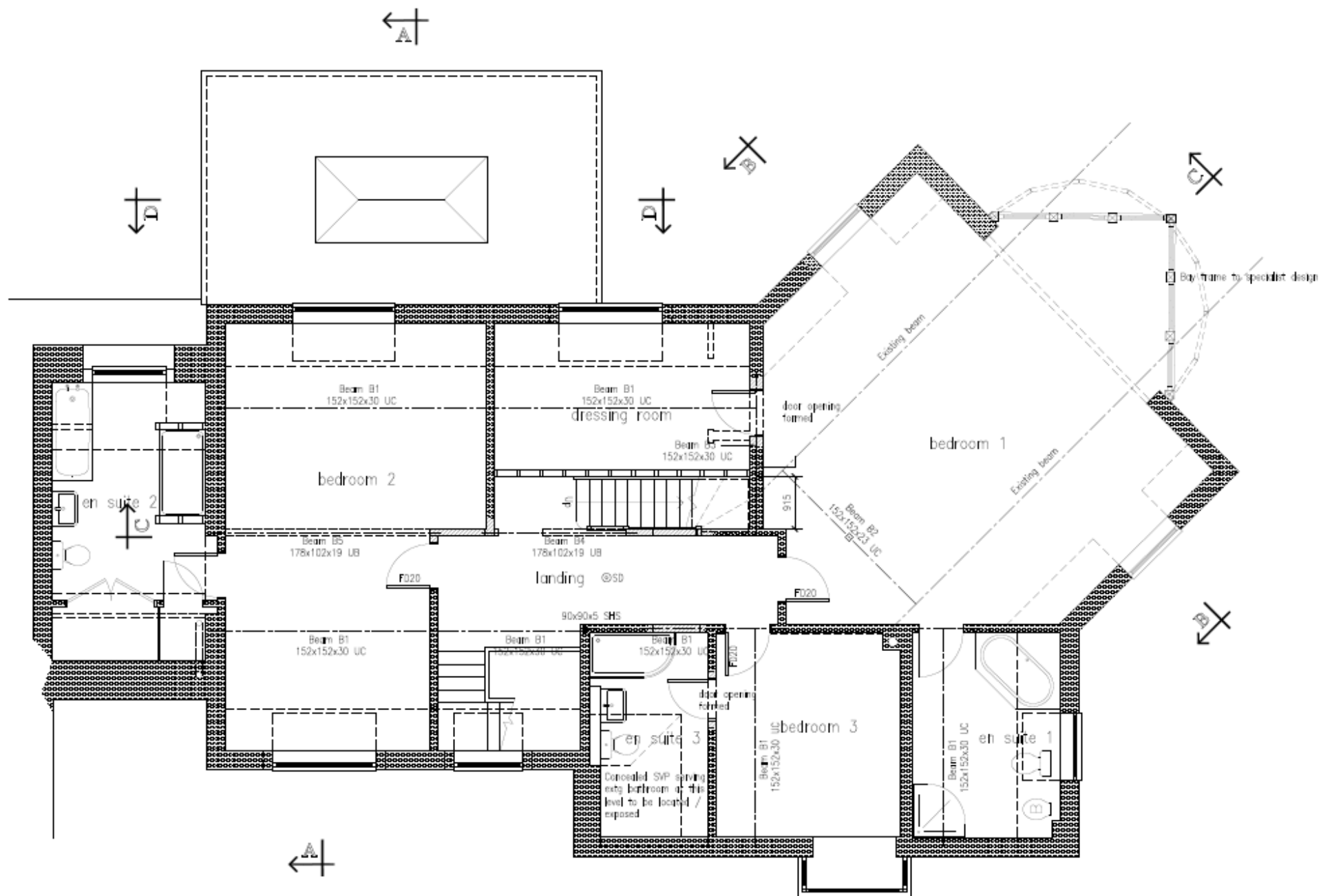
Annexe





Rev 1 - Structural Eng. details amended Aug 2023

Task Building Design	
31 Sherfield Way, Millers on Sea, Boker 5041 957 T: 01590 545244 Email mark.bailey@btconnect.com	
Project: Proposed Extension Black Knoll Cottage Rhinefield Road Brockenhurst	
Drawn: Building Regulations Application Proposed Ground Floor Plans	
Client: Mr & Mrs Bruton	Date: Feb 2023
DRG. No. TBD/22/1259/06	Rev. 1

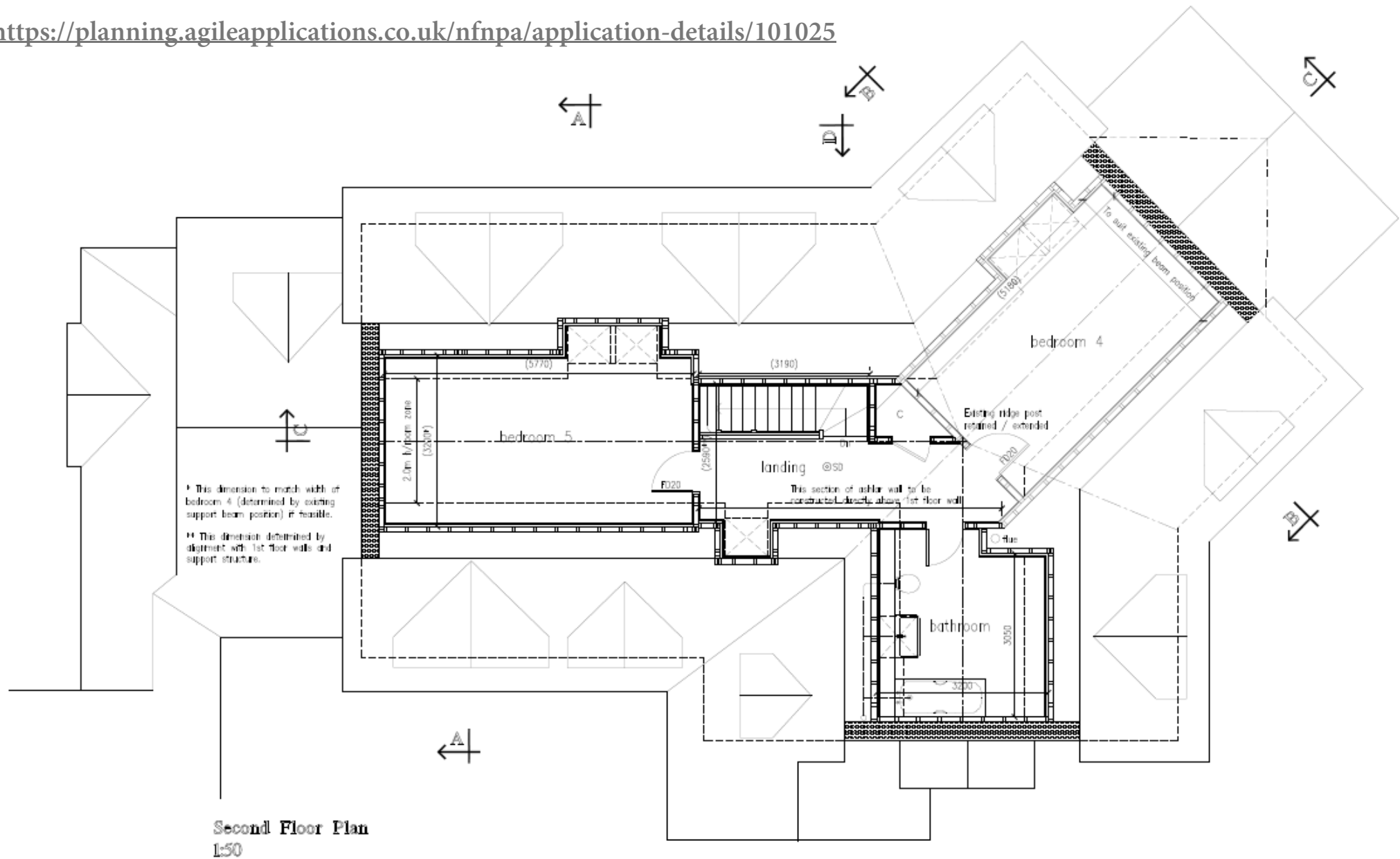


First Floor Plan
1:50

Please see links to the approved planning applications below:

<https://planning.agileapplications.co.uk/nfnpa/application-details/100091>

<https://planning.agileapplications.co.uk/nfnpa/application-details/101025>





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Black Knoll is one of the finest properties in Brockenhurst, occupying a wonderful position on the western periphery of the village.

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Grounds & Gardens

The property is approached by a long driveway set off Rhinefield Road, which leads up to Black Knoll Cottage and just two other properties. At the top of the drive, double electric gates open onto a walled courtyard, providing ample parking facilities and access to the garage.

The beautiful gardens and grounds attributed to the property extend to almost 6 acres. The grounds are apportioned into different areas of interest, comprising formal gardens, an orchard and paddocks defined by established hedgerow borders, with a majestic backdrop of forest woodland. The grounds enjoy a high degree of privacy and seclusion and offer ample opportunity for the inclusion of a tennis court and swimming pool (STPP), should either be required. To the rear of the paddock, gated access leads out to the open forest at Butts Lawn.

Stable for 1 pony with water supply.

Directions

From our office in Brookley Road, turn right and proceed over the Watersplash, before turning right onto Rhinefield Road. Proceed along the road, passing the Forest Park Hotel on the left hand side. Continue to follow the road for a short distance, passing Broadlands Road on the left, before turning immediately right onto the driveway. Proceed to follow the driveway up, taking a second turning past stables/manege leading up to the electric gates into Black Knoll Cottage.



Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: C Current: 75 Potential: 78

Services: Mains gas, electric, water and drainage

Gas Central Heating

Construction Type: Standard Construction

Flood Risk: Very Low

Broadband: FFTP - Fibre to the property directly.

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

Mobile Coverage: No known issues, buyer to check with their provider for further clarity.

Agents Note: There is planning application approval to erect a replacement single storey eco dwelling located to the SW of Black Knoll Cottage.

Important Notice

Spencers Property 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 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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