



15 Careys Cottages

Brockenhurst, SO42 7TF

SPENCERS
NEW FOREST





15 CAREYS COTTAGES

BROCKENHURST • NEW FOREST

A lovely semi detached three bedroom new forest cottage dating back to the late 1800's which once housed the workers of Careys Manor. The property has undergone a recent extension and refurbishment and sits on a good size plot with a south facing patio area and garden. The property also benefits from ample parking and is tucked away down a private road just 100 metres from the open forest and with local amenities about a 10 minute walk away.

Further planning permission exists to further extend the first floor accommodation to create a larger principal bedroom suite.

£795,000



3



2



2





The Property

UPVC front door leads to an entrance hallway with stairs to the first floor accommodation. Doorway leads to a study room with view to the front of the property. This in turn flows through to a good size living room with by-fold doors to the large south facing tiled patio area. The utility room is adjacent to the living room with wc and basin with storage beneath and combination boiler.

From the living room, the large and bright kitchen/diner is a generous and well appointed room with sufficient work surfaces and low level cupboards. Appliances include a built in double oven and gas hob with extractor above, integrated fridge freezer and integrated dishwasher. The floor is a laminate and complements the cottage style and light streams from ceiling lanterns above.

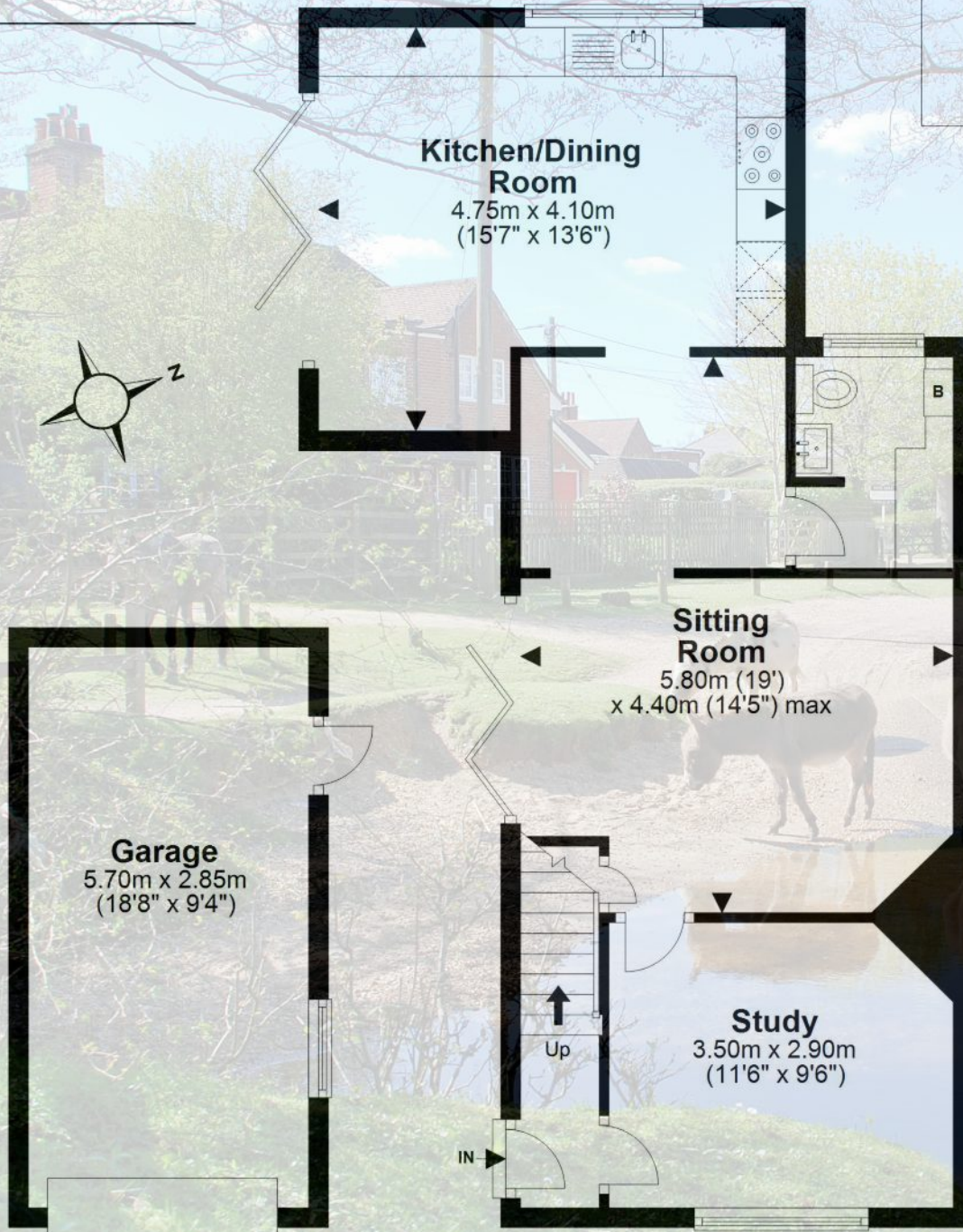
The first floor accommodation comprises three bedrooms, the main with fitted wardrobes and en-suite shower room with WC, hand basin with storage below and shower cubicle.

The family bathroom comprises WC, L-shaped bath with shower over and wash basin with storage beneath completes the first floor.



Floor Plan

Ground Floor



Approx Gross Internal Areas

House: 92.5 sqm / 955.6 sqft

Garage: 16.3 sqm / 175.4 sqft

Total Approx Gross Area: 108.8 sqm / 1131.0 sqft

First Floor





Agents Note

Planning permission has been secured we understand to create a large principal bedroom with en-suite bathroom. See plans attached.

Grounds & Gardens

A double five bar gate opens to a large shingle driveway providing parking for multiple cars and a newly built single garage with electric door and side door. A gate from the driveway leads to the side patio area front door and side of the property. The rear garden is laid to lawn and bounded by closed boarded fencing with decorative fencing overlaying.

Directions

From our office in Brookley Road turn right and proceed over the Watersplash and turn right into Rhinefield Road. Proceed around the sharp bend and take the first right into Meerut Road. Proceed along Meerut Road and take the right hand turning into Careys Cottages. At the end of the track turn right and the property can be found after a short distance on the right hand side.

Additional Information

Tenure: Freehold

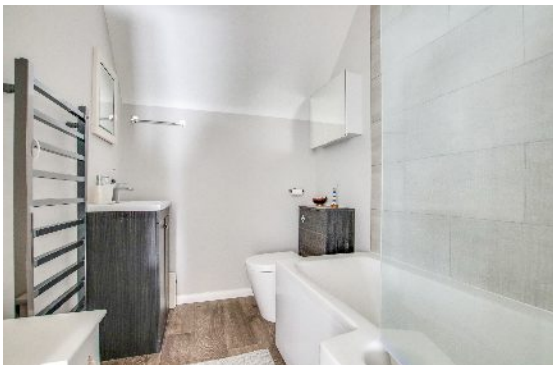
Council Tax Band: E

Energy Performance Rating: C Current: 69 Potential: 81

Mains gas, electric, water and drainage

Flood Risk: Low

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)

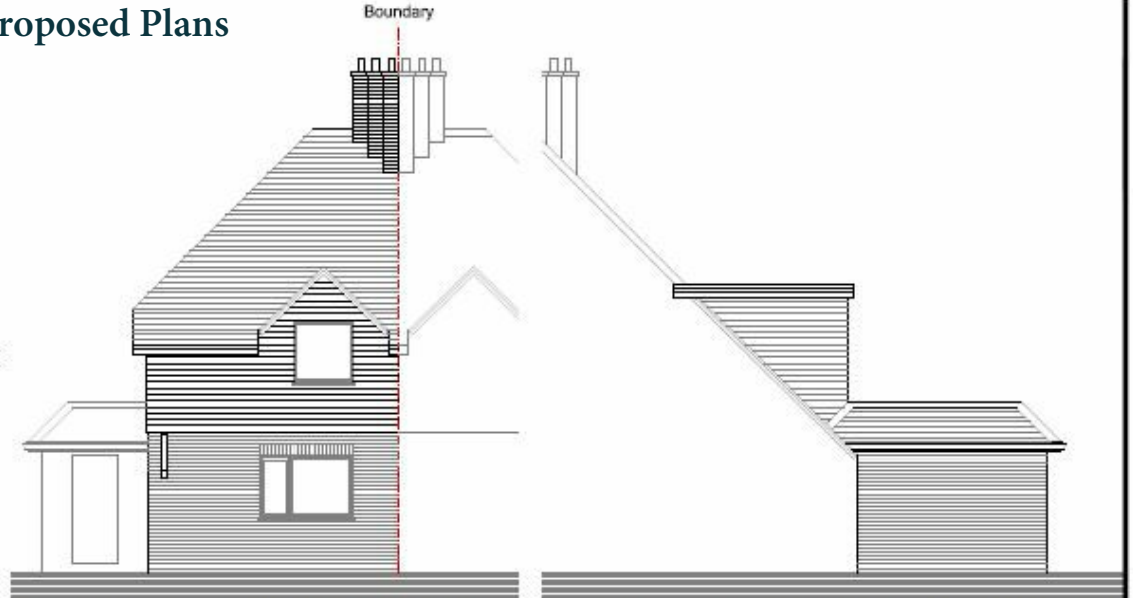


Proposed Plans



PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

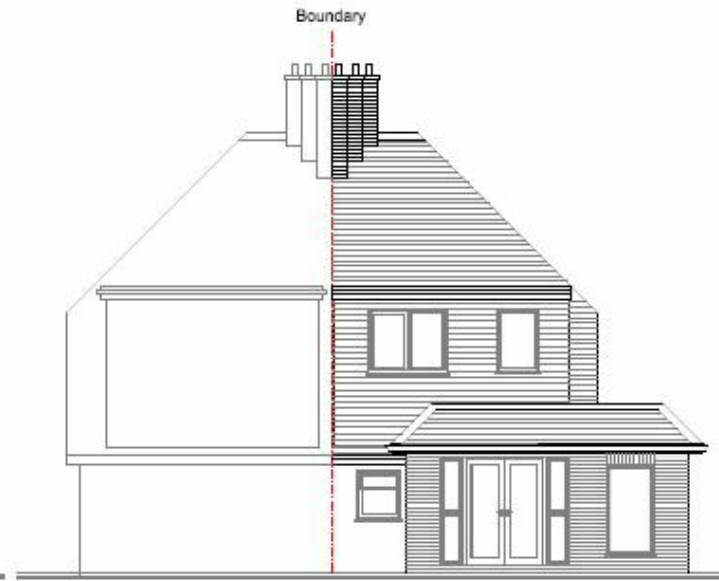


Proposed Side Elevation (from Careys Cottages) Unchanged

Proposed Side Elevation (from 14 Careys Cottages)



Proposed Side Elevation (from 16 Careys Cottages)



10 Proposed Side Elevation (from Within Garden)

Scale Bar (1:50)



General Notes	
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PROJECT STATUS	
Planning	
MBA Architecture Ltd.	
304 Livingstone Road Highcliffe Cheriton Dorset Tel: 01202 434794 Email: info@mbaarch.co.uk	
Client: Mr and Mrs. Raymond 15 Careys Cottages Dorchester SO40 1TH	
Job Title: Proposed Ground Floor Elevation, 16 Careys Cottages. Attention to construction and internal alterations.	
Drawing Title: Proposed Floor Plans and Elevations	
Drawn By: MB	Proj. No.: 10/02/1001104
Date: November 2010	Rev.:
Scale: 1:50 @ A1	





The Situation

The property is situated off Meerut Road in a quiet and highly regarded road opposite the open forest at Butts Lawn. Brockenhurst village centre is within walking distance and offers a mainline railway station with direct links to London Waterloo and a good local community of shops and restaurants. Approximately 4 miles to the south is the Georgian market town of Lymington with its extensive yachting facilities, famous Saturday market and ferry service to Yarmouth, Isle of Wight. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 giving 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 or 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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