



Rooks Farm

Brook, Lyndhurst, SO43 7HD

SPENCERS
NEW FOREST





ROOKS FARM

BROOK • NEW FOREST

Offered to the market with No Forward Chain - Rooks Farm is a stunning example of a detached Victorian New Forest farmhouse which has been extended and modernised over recent years, now offering fantastic living space. Further benefiting from an abundance of land and outbuildings, including stabling, numerous barns and paddock land amounting to circa 14 acres.

Cash Buyers Only – For Further Details Please Call Spencers

Offers Over £1,200,000

Ground Floor

Kitchen/Dining/Family Room • Sitting Room • Study • Utility Room

First Floor

Principal Bedroom with En-Suite • Three Further Bedrooms
Family Bathroom • Shower Room

Grounds & Gardens

Circa 14 Acres • Seven Stables • American Barn
Numerous Additional Outbuildings • Mobile Home • Direct Forest Access





The Property

The property offers two points of access into the home, with the main entrance located at the side of the property, leading immediately into an entrance hall. From the entrance hall, you enter the extended kitchen, dining, and family room, which is arguably the main feature of the house. This room boasts flagstone flooring throughout, the Neptune kitchen features a lovely central island with a quartz work surface and pendant lighting. The island includes drawer and under counter storage, an integrated wine cooler, and a breakfast bar with space for bar stools. Around the perimeter of the kitchen are further base and wall units, all topped with quartz work surfaces. Set within an inglenook-style recess is an Everhot electric range which has twin hot plates and a Neff extractor fan above. There is space for an American-style fridge/freezer, enclosed by a collection of storage units that wrap around. An integrated Smeg dishwasher seamlessly blends into the kitchen units.

A small step up from the kitchen/dining room opens beautifully into the family room, which offers an abundance of natural light through its wide sliding bi-fold doors that lead out to the garden. This room also features flagstone flooring and a corner log burner, making it the ideal family and entertaining space that perfectly connects the garden to the house.

Further access from the entrance hall leads to a lovely sitting room at the front of the property, providing a cozier and more secluded feel with an inset log burner. A study, also at the front of the property, features a fireplace and gives access to the small front hall with stairs leading to the first floor. The downstairs accommodation is completed by a WC and a utility room with storage units and a sink.



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The Property Continued...

The stairs from the front hall rise to the first-floor landing, where all accommodations can be found. Two double bedrooms are at the front of the property, both offering equally spacious accommodation and views to the front.

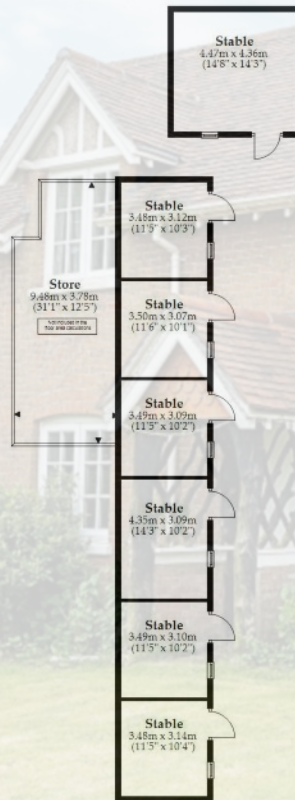
The principal bedroom, located at the back of the house, offers stunning and far-reaching views over the rear of the property and has a spacious feel with its vaulted ceiling. This room is accessed via a dressing room and includes a large ensuite shower room.

Bedroom four, situated to the side of the property, is also a lovely double bedroom. All bedrooms are serviced by two additional bathrooms, one with a bath and the other with a shower.

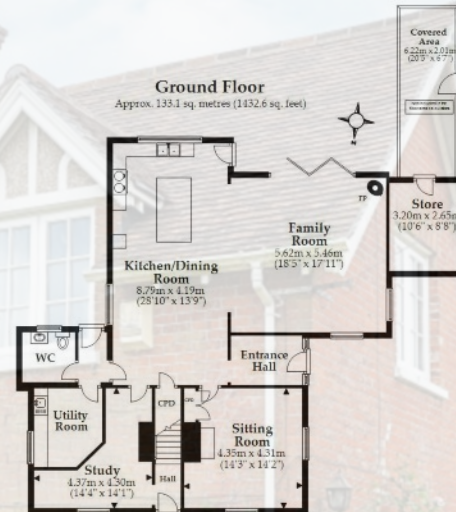




Stable Block
Approx. 88.6 sq. metres (953.6 sq. feet)



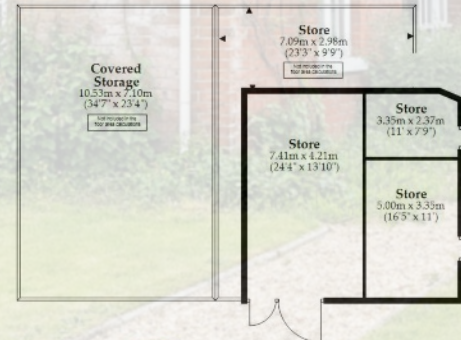
Ground Floor
Approx. 133.1 sq. metres (1432.6 sq. feet)



First Floor
Approx. 94.5 sq. metres (1017.5 sq. feet)



Outbuilding
Approx. 56.7 sq. metres (609.9 sq. feet)



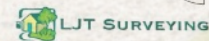
Outbuilding
Approx. 0.0 sq. metres (0.0 sq. feet)



Open Barn
Approx. 62.6 sq. metres (674.2 sq. feet)



Total area: approx. 698.5 sq. metres (7518.8 sq. feet)
This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood





Grounds & Gardens

The property is approached via a gated picket fence with a gravel pathway leading through the lawned front garden up to the main side door entrance. The front lawn is mostly grass, with the house slightly set back within its plot.

A side wooden gate opens onto a driveway that leads to the rear of the property, where there is additional parking and access to the yard, stables, and outbuildings. The rear garden, accessible via both the kitchen and living room, is predominantly laid to lawn with a variety of shrubs and trees.

A side garden, flanked by hedgerow, houses a mobile home currently being rented out, all sitting on a plot with its own front and rear garden.

There are also holding areas for livestock.

The property includes approximately 14.5 acres of land in total, with approximately 13 acres as paddock, divided by post and rail fencing, offering a lovely view toward the New Forest countryside at the rear. The grounds are a real feature of this property, providing ideal equine facilities with fantastic riding opportunities or simply offering privacy and seclusion.

The Yard & Outbuildings

- Stable block with six stables and a lean to storage area to the rear
- Further detached stable
- Large American barn incorporating six internal loose boxes, currently used for storage with adjoining barn/storage area to rear with side access doors
- Small garage/workshop with double doors
- Store with double doors and two small studios to rear
- Open fronted barn with integral storage areas to side
- Two generous, open fronted pole barns ideal for hay storage or farm machinery

Agents Note: Whilst the vast majority of the outbuildings are usable, they would benefit from a programme of improvements - offering a great deal of potential for any future purchaser. Cash Buyers Only due to Qualified Title.





The Situation

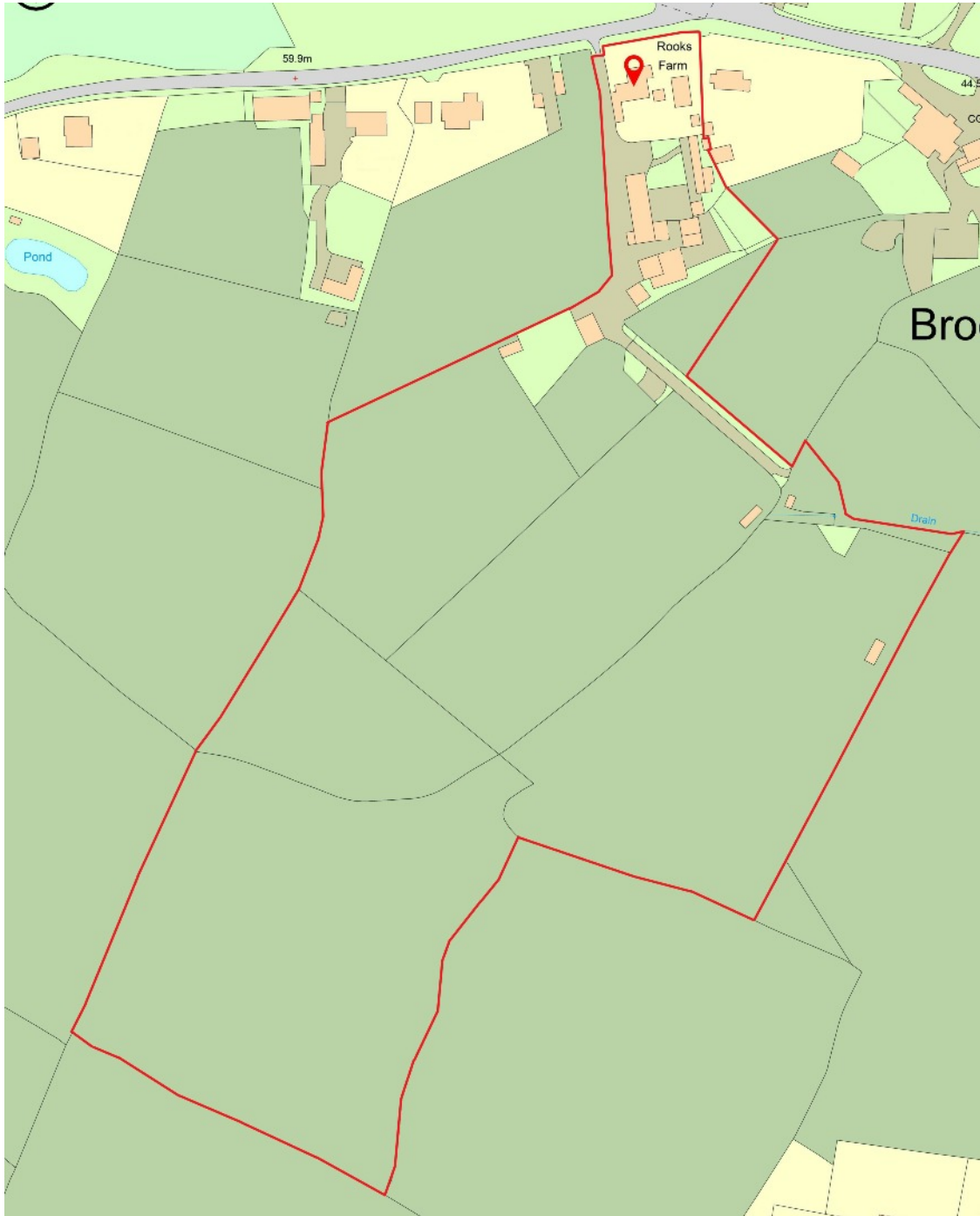
Rooks Farm is ideally positioned along a quiet country lane within the New Forest National Park in the village of Brook; part of Bramshaw Parish. The house overlooks the forest and has direct access to open forest. Ideal for horse riding with fabulous open heathland on the doorstep. Facilities close by include a village shop; village hall; church; and the well-known Bramshaw Golf Club with 2 courses; country pubs; hotels and restaurants.

Points of Interest

A31/Stoney Cross	1.6 miles
M27	3.1 miles
New Forest Golf Club	4.2 miles
Lime Wood Hotel	4.8 miles
Ashurst Train Station	5.8 miles
Brockenhurst College	6.3 miles
Brockenhurst Train Station	6.4 miles
The Pig	6.7 miles







Services

Energy Performance Rating: E

Council Tax Band: G

Tenure: Freehold

Mains electricity, water - Private drainage - Oil fired central heating

Agents Note: The property is believed to benefit from Commoners Rights.

Directions

From our office in Burley proceed north turning east onto the A31. Leave the A31 at Cadnam signposted Lyndhurst. Turn left onto the B3079 signposted Brook and Bramshaw. Proceed through the village, passing the Green Dragon public house on your left and shortly after, take the left hand fork signposted the 'Rufus Stone'. As you turn down the fork in the road, the property will be found immediately on your left hand side, denoted by our For Sale board.

Viewing

By prior appointment only with the vendors agents Spencers of the New Forest.

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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