



**4 Careys Cottages** *Brockenhurst, Hampshire, SO42 7TF*

**SPENCERS**  
NEW FOREST





*A delightful period three bedroom semi-detached New Forest cottage quietly situated close to the open forest. The cottage has been the subject of internal improvement and is set in a highly desirable lane.*

## The Property

A farmhouse door leads into a modern fitted kitchen with an integrated dishwasher, fridge, double oven and induction hob. The dining room has patio doors leading out into the generous garden, attractive corner fireplace with brick mantel surround.

The living room enjoys a dual aspect overlooking the garden, log burner with slate hearth and a wooden mantel. Completing the downstairs accommodation is the utility room with plumbing for a washing machine, a range of base units and an under stairs cupboard, cloakroom and rear access to the garage.

Upstairs the master bedroom enjoys a fitted ensuite shower room. A spacious second bedroom has a feature wrought iron corner fireplace and both the second and third bedrooms have fitted wardrobes. The property benefits from double glazing throughout and plantation shutters to most rooms.

**£850,000**



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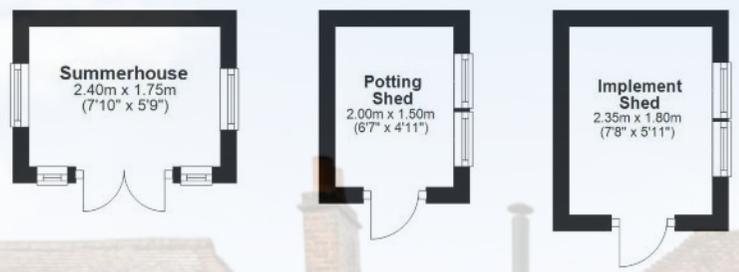


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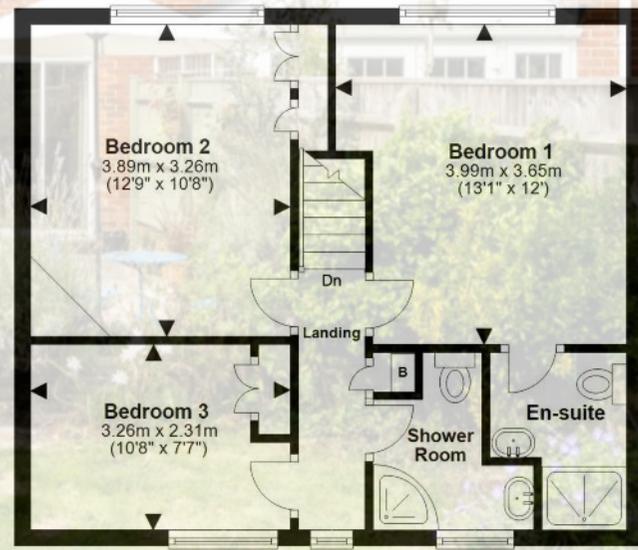
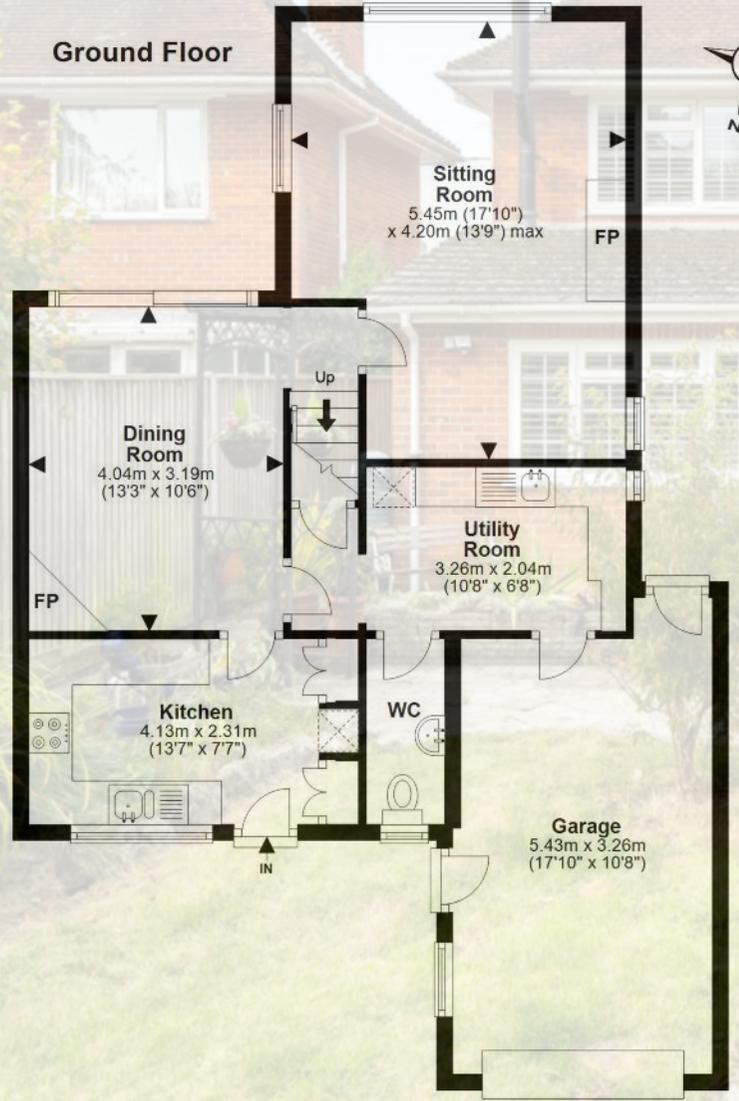
# Floor Plan



## Approx Gross Internal Areas

House: 104.8 sqm / 1128.7 sqft  
Garage: 18.7 sqm / 201.6 sqft  
Outbuildings: 11.5 sqm / 123.2 sqft

**Total Approx Gross Area:**  
**135.0 sqm / 1453.5 sqft**





*The property enjoys a large southerly facing rear garden with direct access to Angel Valley, with its picturesque stream and footpath leading to the village centre.*



## Grounds & Gardens

To the front is laid to brick pavements providing ample parking off a private no through road, a large covered porch and vehicular and pedestrian access attached garage.

The private rear garden (approx 100ft) is a particular feature. It enjoys a southerly aspect and benefits from an attractive summer house. The garden is mainly laid to lawn but with extensive patio areas, raised beds and well stocked borders, all connected by a meandering path. Hidden behind the summer house is a productive vegetable patch, sheds and a further very large patio area which affords the potential for locating a home office or further outbuildings. Wooden surround fencing leads to rear gated access to Angel Valley and the adjoining river bank, which also forms part of this charming property.



## Directions

From our office on 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 and take the right hand turning into Careys Cottages. At the end of the track turn right and the property can be found a short distance along on the left hand side.



## Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: D Current: 62 Potential: 79

Construction Type: Standard construction with tiled roof

Mains electricity, gas, water and drainage

Flood Risk: Low-medium

<https://check-long-term-flood-risk.service.gov.uk/surface-water>

Broadband: Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom) with Trooli and Openreach as options.

Mobile Signal / Coverage: No known issues, buyer to check with their provider

## The Situation

The property is situated off Meerut Road in a quiet and highly regarded private 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.



*This leafy village on the southern edge of the New Forest has everything you could want for family life in the Forest.*



## The Local Area

It is Brockenhurst's mainline station (service into London Waterloo approximately 90 minutes) that turns the dream of a country idyll into reality for those working up in London and makes Brockenhurst village a property hot spot.

Brockenhurst is the largest village in the New Forest, a thriving and lively mix of community and cachet, quality and quirky with all the necessary essentials of a proper working village - butcher, bakery and greengrocer, full quota of cafes and tea houses, plus services such as doctor, dentist and bank. Work into the equation the unexpected and the glamorous: a wine and cheese cellar, premier golf course, luxurious spa and top restaurants such as The Pig (the first in the group of hip country house hotels) and Cambium (fine dining at Careys Manor). It all makes Brockenhurst a gem in the heart of the Forest.

## 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 for 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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