

Chapel Cottage

Lyndhurst Road Brockenhurst SO42 7RH

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A rare opportunity to acquire this beautifully converted Grade II listed chapel, situated in the very heart of Brockenhurst. Thought to have been originally built as a cottage in 1750, the property was extended and completed in 1841 to offer a place of worship. The chapel was converted into two residential properties in the 1980's and now offers spacious and elegant accommodation over two floors with a mezzanine level. The property further benefits from a courtyard garden and off street parking.

The Property

This unique 2/3 bedroom character home showcases an array of charming original features, including high ceilings and striking stained-glass windows.
The hallway comprises a WC, understairs storage cupboard, and stairs rising to the first-floor landing.

The impressive, vaulted living room is set from here and features three original arched stained-glass windows and a real feature of this room is an exposed brick fireplace and hearth. A stunning glass-panelled wall connects seamlessly to the dining area and kitchen, creating a lovely flow throughout and allowing natural light to fill the home.

The kitchen/dining room boasts a feature arched window and a glass-panel door opening onto the pretty rear garden and patio. A bespoke fitted wooden kitchen, complemented by a separate utility room and pantry, provides an excellent space for entertaining and dining.

A versatile study is set at the rear of the cottage which could alternatively be used as a ground floor bedroom and which benefits from ample built in storage and shelving.

£575,000

2 3 2









The Chapel Cottage, Lyndhurst Road, Brockenhurst, SO42 7RH

Approximate Area = 1270 sq ft / 117.9 sq m
Outbuilding = 54 sq ft / 5 sq m
Total = 1324 sq ft / 122.9 sq m
For identification only - Not to scale



Viewing

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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1432786

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Property Continued….

To the first floor, a large landing provides access to both double bedrooms and supporting bathroom. The spacious principal bedroom benefits from elegant glazing overlooking the living room below, enhancing the sense of openness, and is further complemented by its own ensuite bathroom. A second generously proportioned bedroom benefits from built-in cupboards and supported by a modern separate guest shower room.

Additional Information

Tenure: Leasehold

Leasehold 500 years from 12/8/1859
No ground rent

Services: All mains connected
Energy Performance Rating: This property is a grade 11 listed
Council Tax Band: E

Broadband: Ultrafast broadband with speeds of 1000 Mbps is available at the property (Ofcom)
Mobile Coverage: No known issues, please contact your provider for further clarity

Directions

From our office in Brockenhurst turn left along Brookley Road and left again into Griggs Lane, at the end turn right onto Lyndhurst Road where the property can be found on the right hand side opposite The Huntsman Pub and before the turn for Sutton Place.

Video Tour

Please scan qr code to watch video tour





Grounds and Gardens

To the rear of the property lies a private, south westerley garden that is both simple and easy to maintain, an ideal space for relaxation or outdoor dining and provides access to the side and parking. A brick-built workshop/storage unit provides excellent practical space for hobbies or additional storage needs.

The property further benefits from two dedicated parking spaces, a valuable asset in this central village location.

Offering character, individuality, and an unbeatable position in the heart of the village, this converted chapel is truly a one-of-a-kind property.

The Local Area

Brockenhurst is the largest village in the New Forest, boasting a thriving and lively community with all the necessary essentials of a proper working village, including a butcher, bakery, greengrocer, cafes and tea houses, plus services such as a doctor, dentist and post office.

In addition, the village boasts an 18 hole championship golf course, a luxurious spa and a number of highly regarded hotels including the Balmer Lawn, the Pig and Careys Manor, all of which offer fine dining restaurants.

In Brockenhurst the New Forest is all around you and wild ponies, deer and cows roam at will. The North and South Weirs streams join and as one flow through Brockenhurst. In Brookley Road in the warmer months of the year the stream flows across the road, commonly referred to as The Splash. There is a second ford in the Waters Green area of the village and this flows continuously throughout the year.

From beyond this the Weirs stream meets the river formed by the Blackwater and Ober Water to become the Lymington River.

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.



For more information or to arrange a viewing please contact us:

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