

Cherry Tree Cottage

1 Brookley Road, Brockenhurst, SO42 7RR

SPENCERS
NEW FOREST









CHERRY TREE COTTAGE

1 BROOKLEY ROAD • BROCKENHURST

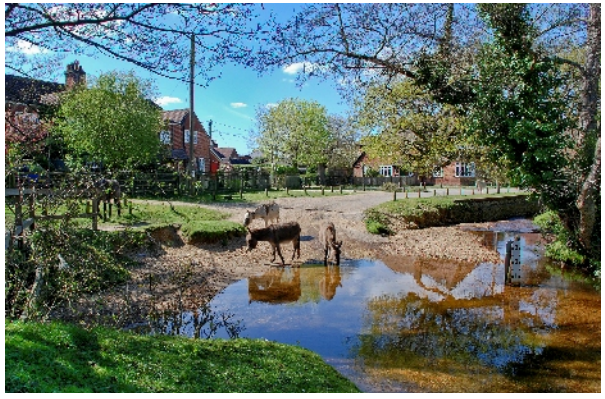
This chocolate box 4 bedroom cottage is set in the heart of Brockenhurst village offering many period features and charm with larger than expected accommodation having been extended substantially to offer circa 1800sq ft. The property now offers scope for modernisation and enlargement STP and has been previously run as a successful Airbnb. Further benefits include a garage to the rear with off street parking and a well screened private garden. Available with No Onward Chain.

£745,000

4 3 2











The Property

The property is formed from the original cottage, which is believed to date back to circa 1600's and with the addition of a large rear extension added in more recent times.

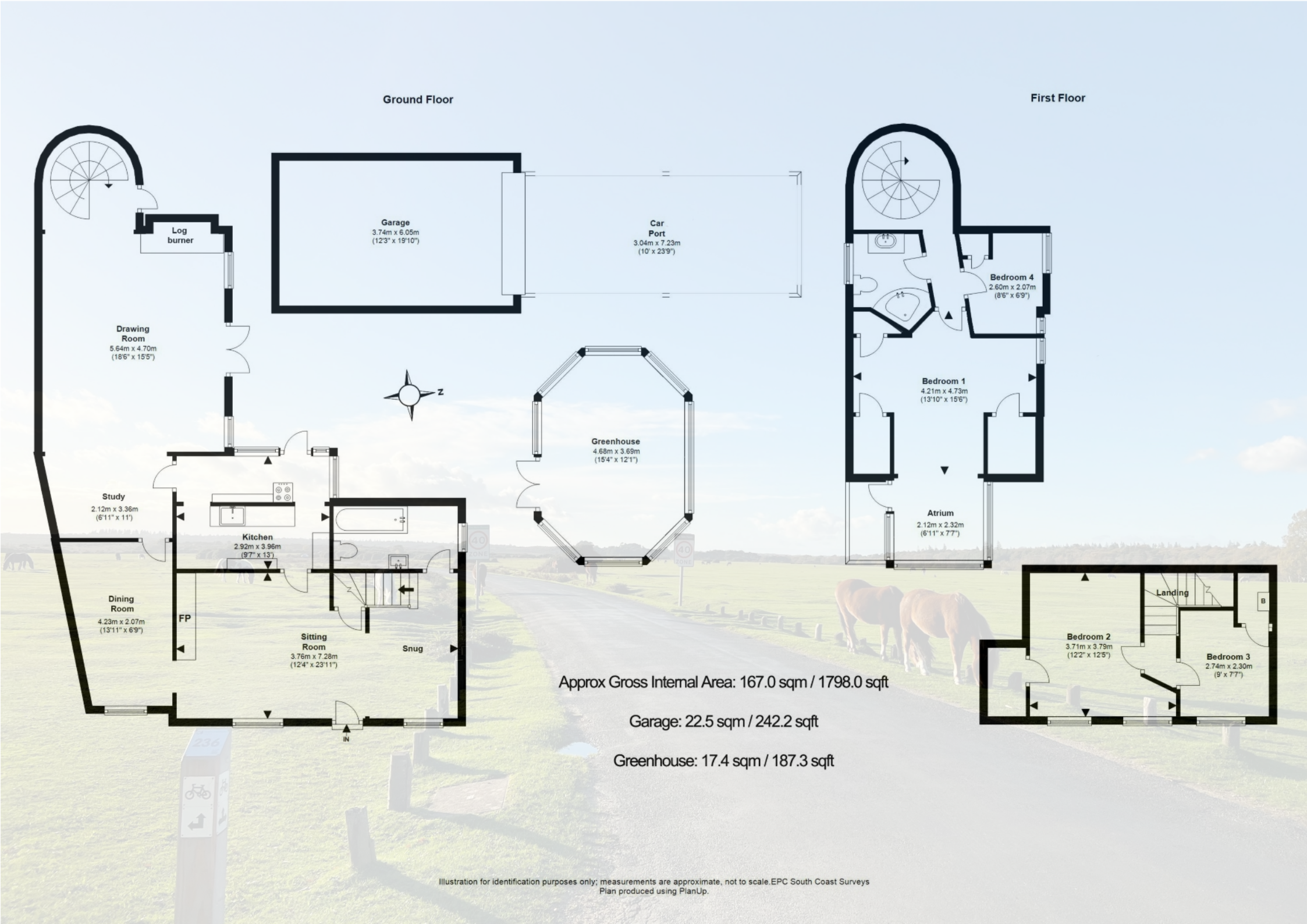
The older part of the house features a projecting thatched porch way with wooden front door opening into a charming sitting room with a feature fireplace and exposed ceiling beam.

Set either side of the front sitting room is a dining room to one side and an open snug to the other, which in turn leads to the ground floor bathroom.

From the snug, a stairwell rises to the first floor of the old house, providing access to two front bedrooms. Set behind and accessed from the front sitting room is a cleverly configured kitchen/breakfast room formed around a large island unit with a door opening onto the rear garden.

The main drawing room is a wonderful space covering almost the entirety of the ground floor extension and features an open fireplace, parquet tiled floor, exposed ceiling beams and double French doors opening onto the rear garden.

From here a striking cast iron spiral stairwell formed inside a curved brick atrium leads up to the first floor of the extended part of the house and to the triple aspect master bedroom, guest bedroom and family bathroom.



Approx Gross Internal Area: 167.0 sqm / 1798.0 sqft

Garage: 22.5 sqm / 242.2 sqft

Greenhouse: 17.4 sqm / 187.3 sqft

Illustration for identification purposes only; measurements are approximate, not to scale.EPC South Coast Surveys
Plan produced using PlanUp.













Grounds and Gardens

To the front of the property is a low rise brick wall with inset picket fence and a picket gate opening onto a small pathway leading to the front garden and entrance porch.

The main garden extends to the rear of the old house and along the extended section to the far end and driveway.

The country garden makes for a perfect nature retreat from the rigours of everyday life and features a pond and a number of established shrubs and plants dissected by paved pathways.

Set to the rear of the plot is a large cedar wood summer house, now in need of repair, offering options for a number of uses.

The property is accessed via a gravel driveway to the rear providing access to a large tandem carport and garage.

Directions

From our office in Brockenhurst, turn left and proceed to the end of Brookley Road where the property can be found on the right hand side.

Additional Information

All mains services connected
Tenure: Freehold
Energy Performance Rating: D Current: 58 Potential: 71
Council Tax Band: G
Commoners rights of Cordage and grazing





Brockenhurst is a very popular leafy village in the heart of the New Forest with a thriving community.

Situation

The property enjoys a fantastic position being ideally located within yards of the centre of Brockenhurst Village and a good selection of boutique shops, everyday stores, cafes and restaurants catering for everyday needs. The mainline railway station is within easy reach offering direct links to Southampton Central, Winchester and London Waterloo.

The picturesque village of Beaulieu lies 7 miles to the East with the marina of Bucklers Hard on the Beaulieu River. Approximately 4 miles to the South is the Georgian market town of Lymington with its extensive yachting facilities, ferry service to Yarmouth, Isle of Wight and its famous Saturday county market. To the North is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 giving access to London.

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New 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 fitments, 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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