

Clematis Cottage

Lyndhurst Road Brockenhurst, SO42 7RJ

SPENCERS









CLEMATIS COTTAGE

LYNDHURST ROAD • ASHURST

A stunning, chocolate box cottage, offering beautifully presented accommodation including two reception rooms and kitchen/breakfast room with three bedrooms with one ensuite to the first floor. Further benefits include a pretty part walled cottage garden and a detached double garage with workshop and extensive parking. Situated within close proximity of the village and mainline station, the property is offered with No Onward Chain.

£730,000

3 3 2











The Property

Dating back to 18th century Clematis Cottage is a stunning three-bedroom period property occupying a central village location on Lyndhurst Road, just a short walk to local amenities and Brockenhurst Station. The property benefits from an attractive double-fronted façade and exudes character and charm with many period features.

The property is approached via a picket gate leading onto a small path to the main front door. Upon entering the property, stairs lead up to the first floor and opens into the main living area which offers double aspect views and centred around a beautiful exposed brick fireplace and wooden flooring. The room provides ample space for dining and opens out into the kitchen set at the rear of the cottage.

A door from the dining area connects you through to the sitting room with double aspect views, sisil flooring and, equally focused around a feature fireplace with inset log burner ideal for those winter months. A set of french doors lead out from the sitting room connecting to the gardens and back to the kitchen.

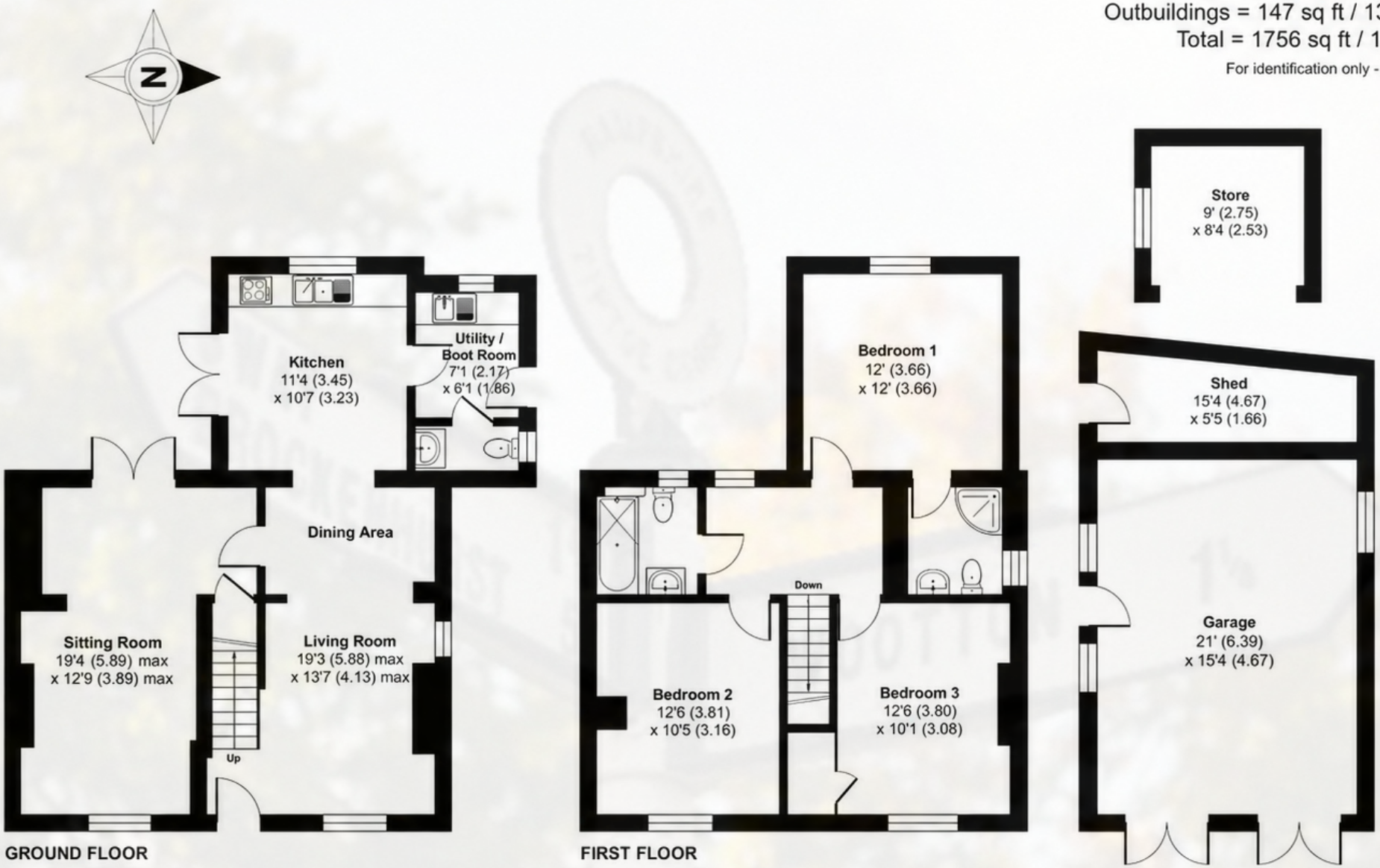
The kitchen sits to the rear of the home and offers an abundance of natural light. An array of low level wooden units sit under granite worksurface with shaker style cabinetry at the back of the room with a further kitchen island offering more storage and worksurface space which is all laid on top of wooden flooring throughout. A French door to the side leads you to the garden area with patio.

A useful utility/boot room is set to one side offering further storage units, sink, side door and access to the downstairs WC.

Stairs from the sitting room lead you to the first-floor generous landing with rear aspect windows and access to all bedroom accommodation. Two double bedrooms sit to the front of the home and are serviced by a three-piece bathroom. The principal bedroom sits to the rear of the home with views over the lovely garden and has the added benefit of an ensuite shower room with feature low window reminiscent of the period of the home.

Clematis Cottage, Lyndhurst Road, Brockenhurst, SO42 7RJ

Approximate Area = 1288 sq ft / 119.6 sq m
Garage = 321 sq ft / 29.8 sq m
Outbuildings = 147 sq ft / 13.6 sq m
Total = 1756 sq ft / 163 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Additional Information

Tenure: Freehold
Parking: Private Driveway, Garage

Council Tax Band: D
Energy Performance Rating: D Current: 62 Potential: 77
All mains services connected
Heating: Gas central heating

Broadband: FFTC- 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.

Please note: This property is Grade II listed

Situation

The property is set in a central position of Brockenhurst village, within easy reach and a level walk of a number of shops and restaurants on Southampton Road and the nearby village centre. Brockenhurst lies in the heart of the forest between Lyndhurst (4 miles) and the Georgian market town of Lymington (5 miles). The village offers a thriving community, a highly regarded primary school, popular tertiary college and the renowned 18 hole Brockenhurst Golf Club. The mainline railway station is situated within walking distance, giving direct access to London Waterloo in approximately 90 minutes. 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, its famous Saturday county market and ferry service to Yarmouth, Isle of Wight

Directions

Directions From the center of the village of Brockenhurst, proceed in an easterly direction along Brookley Road and on reaching the 'T' junction turn left onto the Lyndhurst Road. Clematis is 100metres on the left-hand side with its driveway to the side.











Grounds & Gardens

The home is nestled behind a hedgerow, creating a fantastic sense of seclusion and privacy. A charming picket gate opens onto a paved pathway set between beautifully lawned areas to a small, covered porch and the main entrance.

To the side of the property, a gravelled driveway is accessed through a traditional five-bar wooden gate, opening onto a large driveway that provides parking for several cars. The driveway leads directly to the double garage, while a gravel pathway connects back to the main front door.

A side entrance, framed by a curved brick wall, leads through to the rear garden, providing easy access around the home. This also incorporates a side door into the property through the boot room/utility room, with plenty of space for wellies and outdoor clothing.

The pretty rear garden is predominantly laid to lawn and is bordered by a gravel and stone pathway, with well-established beds running around the edges. These provide a wonderful array of flowers, small shrubs and hedging, creating a mature and attractive garden setting.

A small patio area, accessed directly from the kitchen and living room, provides a lovely space for al fresco dining and entertaining during the warmer months.

To the side of the garden, a dedicated garden store provides excellent additional storage. Beyond this, a gravelled area creates a further attractive seating space, with established planting sitting just beyond a curved brick wall, adding to the garden's sense of character and charm.

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 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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