

2 Woodfidley Cottage

Beaulieu Road, Brockenhurst, SO42 7QL

SPENCERS
NEW FOREST



2 WOODFIDLEY COTTAGE

BEAULIEU ROAD • BROCKENHURST

A unique opportunity to purchase a detached railway workers cottage constructed, we understand, at the time the railway was first built in 1847. The property is set in an idyllic and remote forest location with stunning views and direct access onto the New Forest. Potential purchasers should be aware that the cottage backs directly onto the Southampton to Bournemouth railway line.

£600,000

3 2 1











The Property

A covered entrance porch leads through a stable door and into the entrance hall. The hallway opens to the dining room having a large storage cupboard, a downstairs w/c is set off this area and patio doors lead to the side garden and patio.

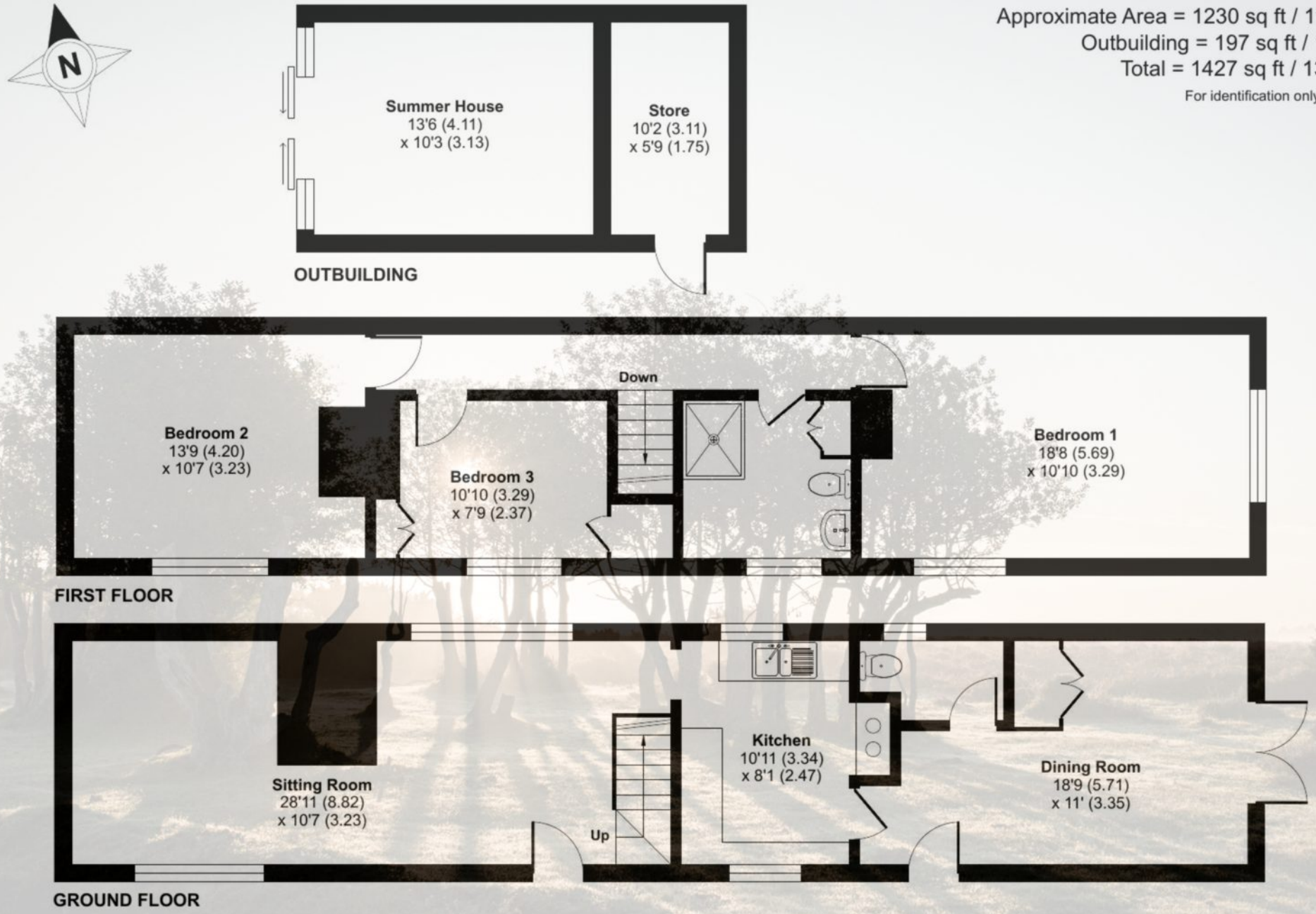
The kitchen has windows to both the front and rear aspects and exposed ceiling beams. The room is comprehensively fitted with a range of storage cupboards with rustic wooden work surface over, a one-and-a-half Belfast sink unit and drainer with integral washing machine and fridge. An oil fired red Aga is fitted into an alcove with a large wooden beam above.

The room opens through to the sitting room which is split by a central brick-built fire place serving both sides of the room. One side comprises an open fire, currently plated and unused, while the other side boasts a wood burner which provides ample heating for the whole room. Patio doors and a further window face into the forest at the front of the property and there is a window to the rear. The whole living area has exposed wooden ceiling beams.

Stairs from the sitting room lead to the first floor landing. Bedroom one is a light, spacious room with dual aspect windows affording wonderful far reaching forest views to the front and side. The spacious shower room is fitted with an easy access shower, w/c, wash hand basin and towel rail/radiator heated by the Aga. A cupboard houses the hot water cylinder and has wooden shelving.

Bedroom two has a front aspect window with stunning forest views and bedroom three has a large storage cupboard above the stairs and a front aspect window with similarly beautiful views.

Approximate Area = 1230 sq ft / 114.2 sq m
Outbuilding = 197 sq ft / 18.3 sq m
Total = 1427 sq ft / 132.5 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 2025. Produced for Spencers of the New Forest Ltd. REF: 1256433











Grounds & Gardens

The railway cottage benefits from a unique setting deep within the forest. The forest track that leads to the property serves only one other cottage adjacent to Woodfidley.

The cottage has a Home Office/Garden Room with double glazed windows and doors, a storage shed, bike store and wood store. There is also a parking area adjacent to the garden and further parking on the forest tracks around the property.

There are pedestrian access gates leading to the cottage and post and rail fencing to the boundaries. The pretty side garden offers a selection of well stocked flower beds with rose planters and herbs interspersed with a terraced patio and some gravelled areas. A five bar gate leads to the garden from the forest track.

Directions

From our office proceed easterly on Brookley Road taking the left turn at the cross roads into Grigg Lane. Turn left at the T junction onto the A337 sign posted Lyndhurst. Take the right turn after the bridge into Balmer Lawn Road taking you in the direction of Beaulieu. Proceed for approximately 3 miles until you see a gravel track on the left hand side which has a green sign for both Lady Cross and Woodfidley. Proceed on this track for approx. 1.5 miles bearing right over the animal grid and then left again at the next sign for Woodfidley. You will then arrive at a five bar gate which you will need to open and close and No.2 Woodfidley can be seen through the trees ahead of you.

Important Notice

Spencers Property 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.



Additional Information

Tenure: Freehold
Council Tax Band: E
Energy Performance Rating: F Current: 23 Potential: 70

Services: Mains electric and water
Private drainage: Septic tank (sole use) within the boundary of the property
Heating system: Oil boiler & Aga

Construction Type: Standard Construction

Flood Risk: Very low

Broadband: ADSL Copper-based phone landline, satellite broadband
Mobile Coverage: The vendors have advised the mobile signal can be patchy however there is good Wi-Fi calling connection.







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

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