



The Coach House

Brook, Lyndhurst, SO43 7HE



SPENCERS





THE COACH HOUSE

BROOK • NEW FOREST

Nestled in the picturesque village of Brook, presents a blend of historic charm and contemporary luxury. Originally erected in 1850, this property has undergone a comprehensive renovation, meticulously crafted by its current owners to offer an exceptional standard of living amidst serene countryside surroundings. Embracing the comforts of modernity, it stands as an exquisite abode for a growing family, boasting a range of amenities including a heated swimming pool and sprawling garden spanning in excess of 0.6 acres, offering enchanting views of neighbouring fields.

Guide Price £1,475,000

Ground Floor

Kitchen/Breakfast Room • Sitting Room • Garden Room
Drawing Room • Dining Room • Study

First Floor

Principal Suite • Four Additional Bedrooms • Family Bathroom

Grounds & Gardens

Formal Walled Garden • Orchard • Heated Outdoor Swimming Pool
Off Road Parking • Double Garage





The Property

Upon entering, you're welcomed by a spacious foyer, adorned with a staircase leading to the upper level, a convenient boot room, and a downstairs cloakroom. Transitioning from here, you step into the stunning kitchen/breakfast room, which underwent a full refurbishment just two years ago. This space now exudes elegance and contemporary flair, featuring ample storage cupboards, integrated appliances including fridge, freezer, and dishwasher, along with provision for a range master. Glass doors provide access to the rear garden, while an adjoining pantry offers further storage space and laundry facilities.

On the opposite side of the entrance hall, the luminous dining room awaits, offering dual aspect views of the property's surroundings and access to the rear garden through glass doors. Adjacent to this is the inviting sitting room, boasting a cozy log burner and an abundance of natural light pouring in through its double aspect windows. Continuing seamlessly from here, the garden room leads to the conservatory and study, offering versatile spaces for relaxation and work. Additionally, on this level, you'll find a generously sized drawing room, currently utilised as a media room, complete with ample storage and an additional cloakroom. This area of the property may be able to provide the opportunity to create a self contained accommodation, with a downstairs bedroom perfect for older children or multi generational living STPP.

Ascending to the first floor, five spacious bedrooms await, each offering delightful views over the rear garden and beyond. The principal suite is a haven of comfort, featuring ample storage, dual aspect windows, and a fully fitted ensuite comprising a walk-in shower, twin sinks, a low-level WC, and a luxurious freestanding bathtub. The remaining bedrooms are serviced by the family shower room, which is positioned at the end of the hall and comprises a spacious shower cubicle, hand wash basin and WC.



5



5



2



Additional Information

Energy Performance Rating: F Current: 33 Potential: 65

Council Tax Band: G

Tenure: Freehold

Conservation Area: Forest Central North

Services: Mains electricity and water

Heating: Oil-fired central heating

Drainage: Private

Maintenance Costs: £100 per annum to maintain the shares access road

Broadband: FFTC - Fibre optic cable to the cabinet, then to the property

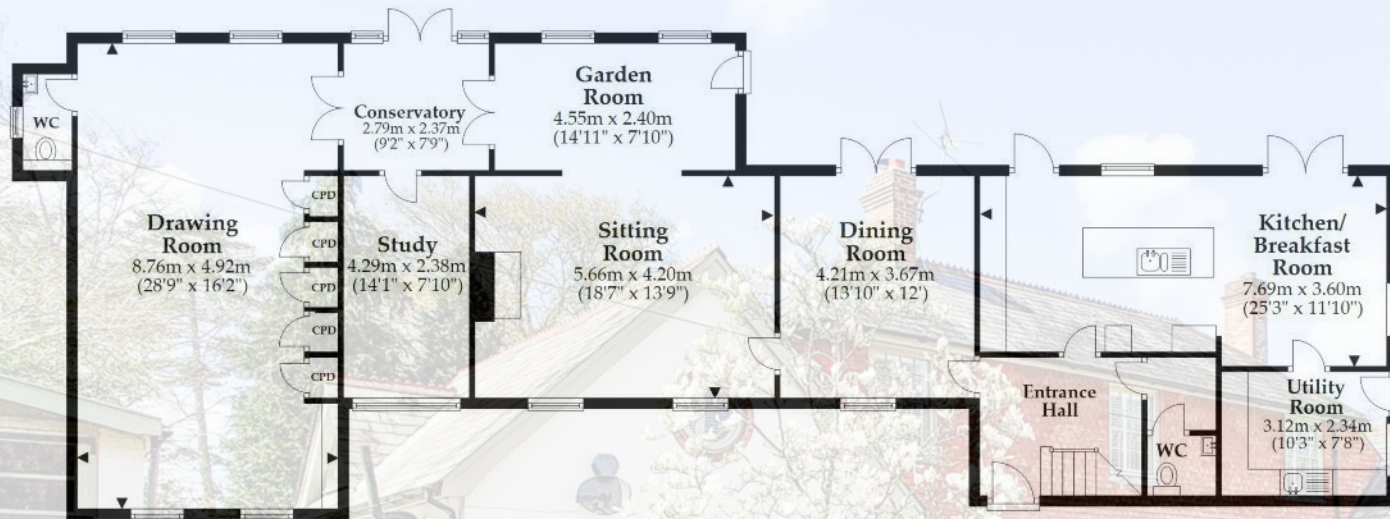
Mobile Coverage: No known issues, please contact your provider for further clarity





Ground Floor

Approx. 160.9 sq. metres (1732.4 sq. feet)



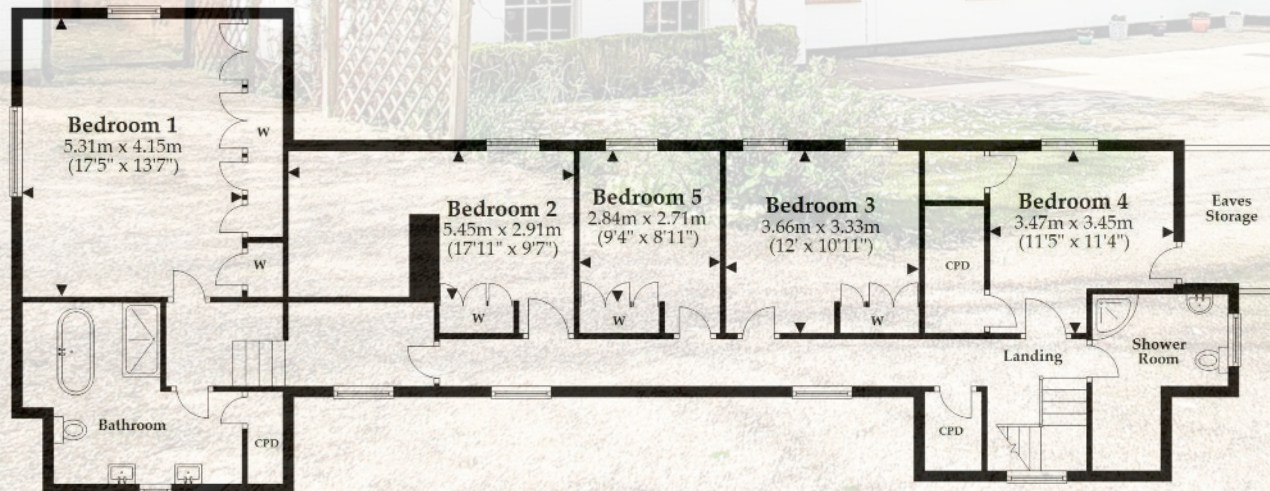
Outbuilding

Approx. 30.4 sq. metres (326.7 sq. feet)



First Floor

Approx. 125.8 sq. metres (1353.8 sq. feet)



Garage

Approx. 36.5 sq. metres (393.3 sq. feet)



Total area: approx. 353.6 sq. metres (3806.2 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood





Outside

Outside, the property is accessed through wooden double gates, leading to a substantial shingle driveway accommodating a double garage and providing ample off-road parking. The front garden features a manicured lawn and a charming magnolia tree, while access to the rear garden is available from both sides of the property.

The rear garden offers a tranquil retreat, with a terraced area adjoining the property and a captivating wisteria-clad wall running through its centre. One side of the wall hosts the formal garden, adorned with flower beds and expanses of lawn, while the other half boasts a wooden shed, an orchard area, and is bordered by a mature hedge. Here, you'll also find the heated swimming pool, adding a touch of luxury to this idyllic outdoor space.





Directions

From our office in Burley proceed north turning east onto the A31. Leave the A31 at Cadnam signposted Lyndhurst. Turn left onto the B3079 signposted Brook and Bramshaw. As you enter the village, take the second left down a tract just after Canterton Lane. Continue down the track for 0.3 of a mile and the property can be found on the right hand side through wooden gates.

The Situation

Brook is one of the most attractive New Forest villages and provides an excellent range of facilities to include village hall, church, village shop, two country public houses, hotel, restaurants, garage and the renowned Bramshaw Golf Club with two 18 hole courses.

The New Forest offers thousands of acres of unspoilt moors, heath and woodland for those with walking and equestrian pursuits. For those with interests in yachting Hamble, Lymington and Poole are all within easy driving distance.



The Situation

Offering exceptional convenience the village of Brook is just over a mile from the M27 (Junction 1) which links with the M3 to London; (Heathrow 75 mins); the A34 to Newbury and the Midlands; and the A31 to Bournemouth. Southampton Airport, and Southampton Parkway (giving access to London Waterloo) are about 15 minutes away. Salisbury is about 15 miles away. Lyminster and the coast about 14 miles.

Points of Interest

Green Dragon	0.4 miles
Bramshaw Golf Club	0.5 miles
Rockingham Arms	5.7 miles
Lime Wood Hotel	7.4 miles
Romsey	8.5 miles
Southampton City Centre	12.4 miles
Salisbury City Centre	15.4 miles

Viewing

By prior appointment only with the vendors agents Spencers Property.

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 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 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:

7 Market Place, Romsey, Hampshire, SO51 8NB

T: 01794 331 433 E: romsey@spencersproperty.co.uk

www.spencersproperty.co.uk