

NEW FOREST
01425 673707

LONDON
020 7079 1454

Independent family run property professionals



Five Thorns Cottage, North Weirs, Brockenhurst, Hampshire
SO42 7QA

£2400 per calendar month

Five Thorns Cottage North Weirs, , Brockenhurst, Hampshire, SO42 7QA

£2400 pcm

Hardwood door opens to:

ENTRANCE HALL:

Oak flooring. Two radiators. Wall mounted central heating thermostat control. Wall light point. Recessed low-voltage downlighter. Double glazed UPVC window. Access to understairs cupboard. Two steps down to inner hall and door to:

Utility room

5' 8" x 3' 3" (1.73m x 0.99m)

Inset stainless steel bowl in tiled top with splashback and chromium mixer tap; cupboard under and wall light above. Tiled floor. Space and plumbing for automatic washing machine. Coved ceiling. Double glazed UPVC window.

INNER HALL:

Walk-in coats cupboard with tiled floor, power points and consumer unit. Door to understairs cupboard with tiled floor and light. Coved ceiling. Recessed low-voltage downlighters. Archways lead through to the kitchen and living room with hallway continuing through to:

STUDY:

10' 6" x 9' 7" (3.20m x 2.92m)

Telephone point. TV aerial point. Radiator. Coved ceiling. Double glazed UPVC windows to two aspects. (Suitable ground floor bedroom).

CLOAK/SHOWER ROOM:

6' 7" x 6' 1" (2.01m x 1.85m)

plus recessed fully tiled shower cubicle with Mira shower unit. Inset wash hand basin with cupboard under. Low level w.c. with concealed cistern. Open shelving. Tiled splashback. Wall mounted mirror with shelf under, shaver point and pelmet light above. Tiled floor. Radiator. Recessed low-voltage downlighters. Extractor fan. Double glazed obscure UPVC window.

KITCHEN/BREAKFAST/FAMILY ROOM:

16' 9" x 16' 3" (5.10m x 4.95m)

Kitchen Area: Extremely well fitted with base units comprising soft close drawers and cupboards incorporating space for trays/towels under ample worktops. Integrated Bosch dishwasher. Floor level convector heater. Belling cooker range with splashback and large extractor above. Built-in one and a half bowl single drainer sink unit with large double glazed UPVC window above. Hotpoint American style fridge/freezer with racked larder cupboard to side and further cupboard above. Matching eye-level cupboards including glazed display cabinet., open shelving with concealed underlighting and one cupboard houses the Worcester boiler for the central heating and domestic hot water. Recessed low-voltage downlighters. Coved ceiling. Oak flooring. Breakfast/Family Room: Matching shelved base cupboards, one with display lighting, additional open shelving. Oak flooring. TV aerial point. Telephone point. Radiator. Coved ceiling. Double glazed UPVC side aspect window and double glazed UPVC four part opening doors to part covered patio and the garden.

LIVING ROOM:

23' 3" x 18' 0" (7.08m x 5.48m)

Recessed woodburner with polished stone hearth and lintel. Oak flooring. TV aerial point. Telephone point. Three radiators. Double glazed UPVC windows to two aspects. Two pairs of double doors, one with matching side panels also to two aspects. Coved ceiling.

FIRST FLOOR LANDING:

Built-in shelved storage cupboard with shelf and double glazed UPVC window above. Radiator. Access to roof space with light. Sloping ceilings and recessed low-voltage downlighters. Door to:

INNER HALL

Range of built-in cupboards with slatted shelving. Recessed low-voltage downlighters. Door to bathroom and door to:

BEDROOM ONE:

13' 6" x 11' 8" (4.11m x 3.55m)

maximum measurements including built-in double wardrobe with mirrored doors, hanging and shelving. Useful eaves cupboard. Phone point. TV aerial point. Two radiators. Large double glazed UPVC windows to front and rear aspects enjoying pleasant open outlooks.

BATHROOM:

White suite comprising panelled bath with Triton shower unit and screen above; inset wash hand basin with cupboard under and low level w.c. with concealed cistern. Tiled floor. Radiator. Wall mounted mirror with shelf under, shaver point and pelmet light above. Part tiled walls. Extractor fan. Recessed low-voltage downlighters. Sloping ceiling with double glazed Velux window.

BEDROOM TWO

12' 1" x 10' 10" (3.68m x 3.30m)

) plus large door recess with sloping ceilings and recessed low-voltage downlighters. Radiator. Telephone point. TV aerial point. Double glazed UPVC double doors with Juliet balcony enjoying pleasant open outlook.

EN SUITE SHOWER ROOM:

Fully tiled corner shower cubicle with shower unit. Wash hand basin on pedestal with cupboard under and open shelving to side. Low level w.c. Tiled floor. Radiator. Part tiled walls. Extractor fan. Sloping ceiling with double glazed Velux window.

BEDROOM THREE:

10' 7" x 9' 6" (3.22m x 2.89m)

plus useful recess TV aerial point. Radiator. Sloping ceilings. Double glazed UPVC window overlooking the garden. Door to:

EN SUITE SHOWER ROOM:

Comprising fully tiled corner shower cubicle with shower unit; pedestal wash hand basin with shaver point and illuminated mirror above; low level w.c. Radiator. Part tiled walls. Extractor fan. Double glazed UPVC window.

BEDROOM FOUR:

10' 9" x 9' 1" (3.27m x 2.77m)

TV aerial point. Radiator. Sloping ceilings. Double glazed UPVC window overlooking the garden.

OUTSIDE:

Five bar gate from North Weirs opens to a long loose shingle driveway. Pedestrian gate and double vehicular gates from the driveway give access to the property.

DETACHED GARAGE:

22' 0" x 10' 0" (6.70m x 3.05m)

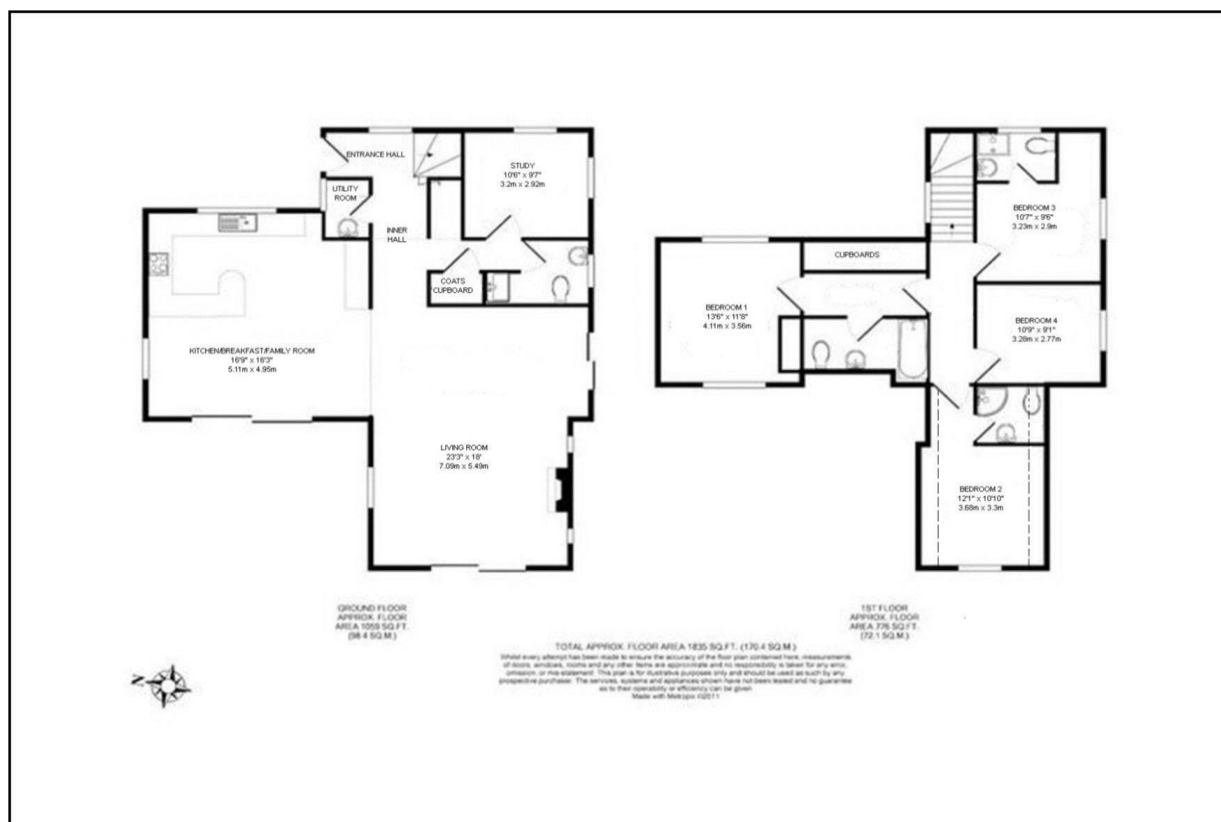
Up and over door. Power points. Rear aspect part obscure glazed UPVC door. Paved area leads to the front door and continues around the property with the gardens laid mainly to lawn enclosed by mature hedging and fencing with very pleasant paved sitting out areas. Ample outside lighting. Power points and water taps.

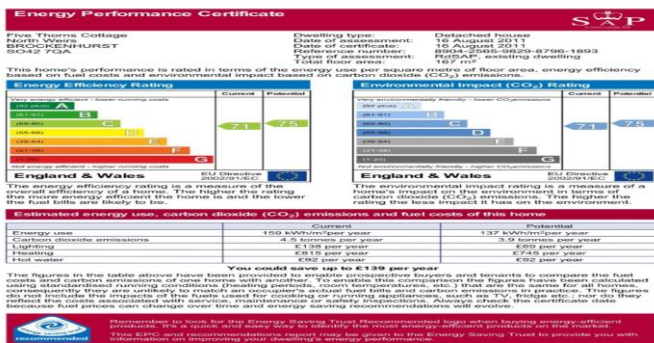
DIRECTIONAL NOTE:

North Weirs is approached from both the Rhinefield Road and the Burley Road. If walking, continue to end of Brookley Road to the watersplash and turn left onto the Burley Road. North Weirs is the third turning on your right. Walk along North Weirs until eventually Five Thorns Cottage can be seen on your right and is named. By vehicle, travel to the end of Brookley Road to the watersplash and turn right onto the Rhinefield Road. North Weirs is the last turning on your left just before the open forest and Five Thorns Cottage can be found a short

Viewings

Viewings are available by appointment only. We are able to arrange and conduct viewings 7 days a week at your convenience.





The Corner House
Ringwood Road
Bransgore
BH23 8AA

enquiries@woodgale.co.uk

121 Park Lane
Mayfair
London
W1K 7AG

london@woodgale.co.uk