



2 Knoll Cottages Martins Road Brockenhurst

£2,300 PCM

A pretty three bedroom semi detached cottage set in a quiet road looking over open forest within easy reach of Brockenhurst Village, mainline train station and Lyndhurst. Holding deposit: £530 Security deposit: £2653 Council tax band: D To rent this property you need to earn a rental income of £69,000.



- Fantastic location, close to Brockenhurst village • Forest views • Characterful • Garden • Available long term

The property offers a pretty red brick façade with traditional bay windows to the front. The entrance is set at the side of the property under a covered storm porch.

Internally, an entrance hallway accesses a cloakroom and through into the recently fitted kitchen/breakfast room which is set at the rear of the property with large french doors leading out to the garden. The kitchen is fitted with a range of modern cream units at base and eye level with coordinating work surfaces, sink unit and tiled splashbacks. Further benefits include a fitted gas hob, single oven and microwave along with space and plumbing for further appliances. There is additional room for a breakfast table and chairs.

A dining room is set to the other side of the hall with side aspects, ornamental beams to the ceiling, feature fireplace and large under stairs cupboard. This in turn leads through to an inner hall with stairs leading up to the first floor and through to the Sitting Room which offers a large bay window overlooking the front garden and open forest beyond. A feature open fireplace is set centrally in the room with a built in cupboard to the alcove and ornamental beams to the ceiling.

A stairwell from the inner hall ascends to the first floor landing, which in turn leads to the bedroom and bathroom accommodation.

The principal bedroom is located at the front of the property and

enjoys stunning, uninterrupted, elevated views across the open forest. This features an ornamental fireplace in keeping with the other period detailing.

Both guest bedrooms are again double rooms, enjoying elevated views across the rear garden.

The first floor layout is completed by a family bathroom comprising an over bath shower with screen, hand wash basin and WC.

To the front, there is a pretty picket fence boundary with an inset hatchet gate opening onto a small area of front garden, with access to the side entrance.

The garden extends from the front and down the side of the house to the rear garden which provides for low maintenance. Mainly laid to lawn with some ornamental shrubs and planting. The garden is bounded by fencing and provides a patio seating area with a large shed set to the rear.

The property's construction is brick and tile.

The property has mains gas central heating, an electricity supply, mains water and mains drainage.

The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

ADDITIONAL INFORMATION

Council tax band: D Furnishing Type: Unfurnished Security Deposit: £2,653 Available From: 21st January 2025





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	



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LETTINGS

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