

DANEHURST

— ESTATE AGENTS —



BROOK COTTAGE, BURLEY ROAD, BROCKHAMPTON, BH23 7AL

Guide Price £800,000 - £850,000



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**** Proceedable Buyers Only - Vendors Are Due To Move Into Their New Property ****

Nestled on the edge of the New Forest, this picture-perfect Grade II listed thatched cottage, believed to have been built in the 1600s, exudes character and charm overlooking fields to the front and rear. Set in approximately 3/4 of an acre, the gardens are a particular feature of this home, offering several sections with hidden havens for relaxing, with various seating areas scattered throughout the grounds.

Inside, the traditional-style kitchen seamlessly opens onto a conservatory, offering delightful views of the stunning gardens. Beyond the kitchen, a cosy snug features an inglenook fireplace with an inset Opti-Myst fire. The extended sitting room provides a versatile and light living space, with French doors opening onto a paved terrace. The ground floor also includes a utility room and a spacious shower room.

Upstairs, the principal bedroom boasts French doors leading to a balcony, where the garden's beauty can again be appreciated. This room also has an en-suite bathroom with separate shower. There are two additional bedrooms on this floor, each with its own unique character and charm.

The beautifully maintained gardens are a standout feature, with mature planting, tranquil ponds, and winding paths. A quiet decked area with seating overlooks the lake and summer house, creating a truly serene setting for any garden lover.

Outside, the property includes two double garages and a large outbuilding for storage. One of the garages features an office/studio/annexe with a separate bathroom above, which could be used as an Airbnb, subject to the necessary permissions. Additionally, there are two more garages, a tractor shed, a storage container, and a gardener's shed, centrally located for convenience. There is also off-road parking for several vehicles.



- Thatched Cottage in approx 3/4 of an acre
- Stunning Gardens
- Annexe / Studio above double garage
- 3/4 Bedrooms
- Recently re-thatched
- Split Level Sitting Room
- Conservatory over looking garden
- Two double garages + outbuildings
- Vendors Suited to another property
- Tenure: Freehold. Council Tax Band: G. EPC Rating: D





Location

Bockhampton is a picturesque village on the edge of the New Forest and is just 3 miles from Christchurch Town Centre which hosts an array of independent shops, restaurants and cafe's. Christchurch also boasts a wonderful natural harbour which can be enjoyed throughout the year.

The area is steeped in history, with many traditional cottages and historic buildings adding to its appeal. There are local pubs and convenience stores all within a short distance. The nearby New Forest, just a short drive away, provides endless opportunities for outdoor activities such as walking, cycling, and horse riding, all set against the backdrop of stunning natural beauty.





First Floor
Area: 69.3 m² ... 746 ft²



Room over Garage
Area: 25.6 m² ... 275 ft²



Ground Floor
Area: 98.0 m² ... 1054 ft²



Garages
Area: 69.4 m² ... 747 ft²



All measurements are approximate and for display purposes only
Total Area: 313.5 m² ... 3375 ft² (excluding balcony)



Garage & Stores
Area: 51.4 m² ... 553 ft²





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