



SPENCERS
LETTINGS



Barn Close Cottage
Lyndhurst

£2,600 PCM

A lovely and spacious four-bedroom family home situated in the popular rural area of Bramshaw. The property offers generous accommodation throughout and benefits from a detached garage and a driveway providing parking for several vehicles, making it ideal for comfortable countryside living. To rent this property, applicants will need a minimum household income of £78,000. The total deposit required is £3,000, with a holding deposit of £600.00.



- Popular Location of Bramshaw • Oil Central Heating • Double Garage • Driveway For Several Cars • Council Tax Band F • Lovely Rear Views Over Neighbouring Fields.

This substantial and well-planned family home offers generous accommodation arranged over the ground and first floors, combining versatile living space with excellent bedroom provision.

The ground floor features a generous lounge, providing a comfortable and inviting space for everyday living. This is complemented by an impressive open-plan kitchen/dining room, ideal for modern family life and entertaining, with ample space for both cooking and dining. A separate utility room adds valuable practicality, while the ground floor also benefits from a study/home office, a cloakroom, and useful storage, all accessed from a welcoming central hallway.

To the first floor, a spacious landing leads to four well-proportioned bedrooms, including a master bedroom with en-suite bathroom. The remaining bedrooms are served by a well-appointed family bathroom, making this level ideal for family living or guest accommodation. Additional built-in storage enhances practicality throughout.

Externally, the property enjoys a lovely rear garden with open views across adjoining fields, offering a peaceful and attractive outlook. To the front, there is a double garage and a driveway providing parking for several vehicles, completing this well-rounded and highly practical family home.

The property's construction is brick and tile.

The property benefits from oil-fired central heating and an electricity supply. Drainage is via a shared private sewage treatment plant, with the cost of the treatment plant paid by the landlord. Oil and electricity costs are payable separately by the occupier.

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: F

Furnishing Type: Unfurnished

Security Deposit: £3,000

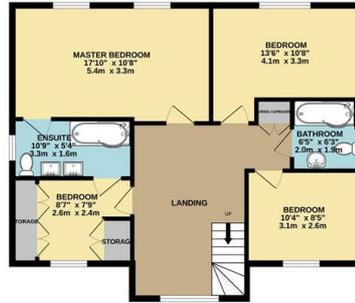
Available From: 16th February 2026



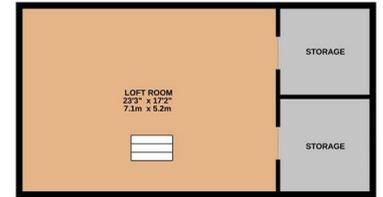
GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
766 sq.ft. (71.1 sq.m.) approx.

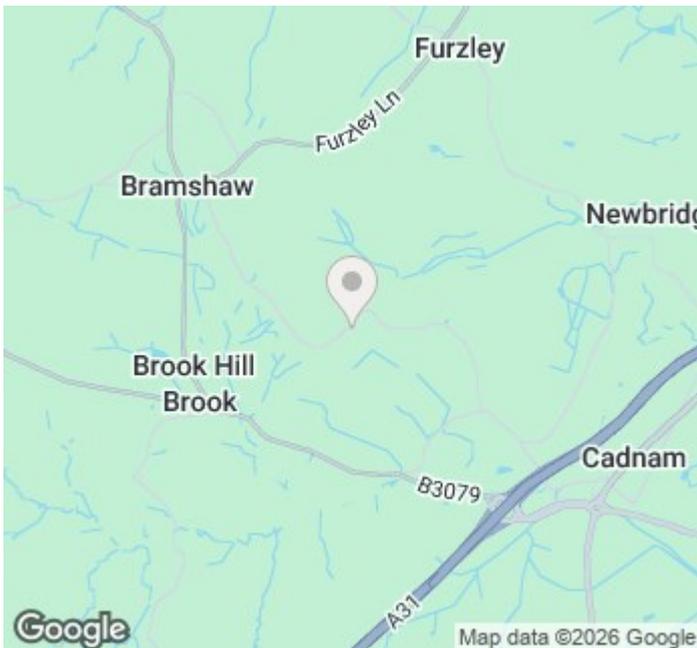


2ND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 2098 sq.ft. (194.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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ABOUT US

As the leading independent letting agency in the New Forest and surrounding areas, Spencers offers tenants a friendly, reliable and highly knowledgeable service. With offices across the region, including Lymington, Highcliffe, Brockenhurst, Burley, Ringwood, and Romsey, our local teams are here to help you find the right home and support you throughout your tenancy.

Our lettings teams live and work within the Forest and its nearby towns. This means you benefit from genuine local insight from nearby schools and transport links to community life and coastal or countryside surroundings.

We work closely with our landlords and manage a wide range of homes across the Forest and surrounding towns. We have memberships with Safe Agent, the Property Ombudsmen, and the Tenancy Deposit Scheme (TDS) ensuring your tenancy is handled professionally, transparently and with your best interests in mind.



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