



Rose Cottage

FURZEY LANE, BEAULIEU,, HAMPSHIRE SO42 7WB

Welcome to Rose Cottage...

Enjoying a tranquil position on the open forest at the end of Furzey Lane with direct forest access and Forest Rights, this detached three bedroom house offers a rare opportunity to renovate and create your ideal home in one of Beaulieu's most peaceful spots. The property enjoys generous outdoor space including ample off-road parking, and is within easy reach of Beaulieu village and Brockenhurst.



Take a look around...

The front door opens into an open-plan family/dining room which has timber-effect flooring and windows to the front and side. Stairs rise to the first floor from here, and the flooring continues through to the sitting room, which also has dual-aspect windows and double doors opening directly into the rear garden. The kitchen/breakfast room is bright and functional, with tiled flooring, fitted units, a four-ring electric hob with oven below and an extractor over. A rear door gives access straight out to the garden.

Upstairs, there are three double bedrooms and a separate family bathroom. Bedroom one is at the front, enjoying views of the forest and having fitted storage. Bedroom two is dual aspect, and bedroom three overlooks the garden with views into the trees beyond. The bathroom includes a bath, WC, basin, and a walk-in corner shower.

While the property would benefit from updating throughout, it offers great potential for someone looking to make the most of its setting and layout.

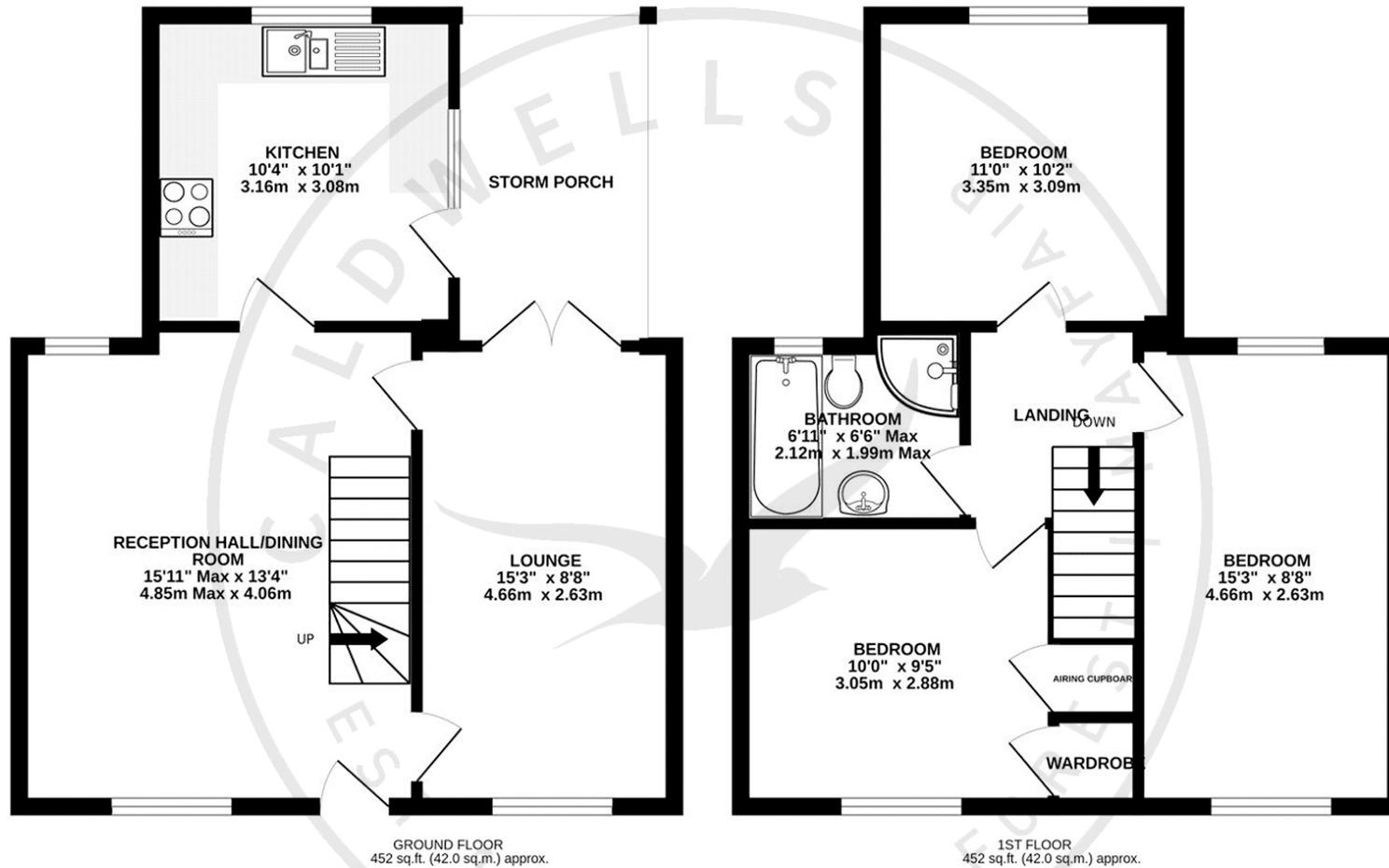




Step outside...

The property is approached via a shared gravel driveway leading to a wide area of off-street parking, bordered by a rose bed. Side access leads through to a generous, lawned rear garden with a timber garden shed. The plot backs directly onto woodland.

The real highlight here is the setting, right on the open forest at the bottom of Furzey Lane, adjacent to Hawkhill Enclosure. You've got miles of walking and cycle trails through ancient woodland, with Beaulieu village and Brockenhurst both within easy reach.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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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The Finer Details...

The Property

Detached house with three double bedrooms
Prime New Forest location with direct access to the open forest
Forest Rights included
Excellent potential to improve and personalise throughout
Ample driveway parking
Generous rear garden backing onto woodland
Sitting room & separate dining room
Kitchen/breakfast room
First floor family bathroom
Vacant possession & no forward chain

Services

Mains electricity and water are connected to the property. The central heating is oil fired and drainage is to a private system

Directions

From our office proceed down the High Street turning left into Gosport Street and at the mini roundabout turn right. Continue over the level crossing and follow the road round to the left and then right up onto Walhampton Hill. Proceed along this road as it becomes Main Road and follow this road along for approximately four and a half miles and at Hatchet Pond proceed straight across into Furzey Lane and continue along for approximately half a mile where the property will be found on the right hand side.

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Tenure

Freehold

Tax Band

E (£2,707.04 approx. - 2025/2026)

EPC Rating

D

CALDWELLS



Where do I go for?...



Bread/milk/newspaper?

Bellord & Brown in Beaulieu High Street have a selection of groceries available. Nearby Lymington has a Waitrose, Tesco Express and M&S Food



Schools?

Beaulieu Village Primary School, Walhampton School, Lymington Infants/Juniors and Priestlands secondary. There are also various nurseries and preschools nearby, as well as Brockenhurst College



GP/pharmacy?

Forestside Medical Practice in Dibden Purlieu is just 10 minutes away by car. There are also several doctors, pharmacists and dentists in Lymington, as well as Lymington Hospital which has an urgent treatment centre



Train?

Beaulieu Road station has regular trains, and Brockenhurst has a mainline station which offers a service to London Waterloo (90 mins approx.)



A bite to eat?

Monty's in Beaulieu is nearby. Brockenhurst is home to The Pig, Albero and The Huntsman



Gym & swim?

Elmers Court or the Health & Leisure Centre, both in Lymington



A stroll?

Furzey Lane is a quiet, picturesque track winding through the New Forest, offering glimpses of grazing ponies and ancient woodland charm. Hatchet Pond is within walking distance



Family day out?

Beaulieu Motor Museum is just around the corner and the world famous Paulton's Park and Peppa Pig World is just a 25 minute drive away! You can also hop on the Wight Link ferry in Lymington and be on the Isle of Wight within 40 minutes



Spa day?

Lime Wood Hotel in Lyndhurst, Chewton Glen in New Milton and Careys Manor in Brockenhurst



New Forest Ponies at nearby Hatchet Pond



Asking Price £655,000

caldwellsnewforest.com

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Scan the QR code to make an enquiry or to book a viewing...

