

3 Rose Cottage Lyndhurst Road Brockenhurst

£1,800 Per month

A beautifully presented three-bedroom semi-detached cottage, ideally situated in the heart of the picturesque village of Brockenhurst. Enjoying a highly desirable location within easy walking distance of the village's excellent amenities, shops, cafés, and mainline train station. The property further benefits from private off-road parking, a garage, and a generous garden, providing ample outdoor space to enjoy throughout the year. Offered on an unfurnished basis and available immediately, this delightful cottage presents a wonderful opportunity to enjoy life in one of the New Forest's most sought-after villages. Holding Deposit: £415 Security deposit: £2,076 Council Tax Band: D





• Popular village location • Off street parking • Garage • Within easy reach of mainline train station • Well presented

The property is accessed via a welcoming entrance hall, with a ground floor cloakroom and stairs rising to the first floor. The spacious open-plan sitting/dining room is bright and well-proportioned, offering ample space for both living and dining furniture. Dual-aspect windows flood the room with natural light, while patio doors open into the conservatory, which overlooks the private, enclosed rear garden.

The modern kitchen is fitted with a range of wall and base units, an inset stainless steel sink, integrated dishwasher, electric oven and hob with extractor hood above. There is also space for a fridge/freezer and washing machine.

Upstairs, the landing leads to the principal bedroom, benefiting from an en-suite shower room and Velux window. Two further double bedrooms are located to the front of the property, together with a family bathroom featuring a corner shower.

To the front of the property is the garage with parking spaces for two cars. To the rear of the property is a private, secure garden laid to lawn and patio.

Council Tax Band: D

EPC Rating: C (Current 72, Potential 85)

Gas central heating

Mains gas, electricity, water and drainage

Construction: Brick and tile

Flood Risk: Very Low

Parking: Garage, two allocated parking spaces and additional communal parking

Broadband: Ultrafast broadband available with speeds of up to 1000Mbps (Ofcom)

Mobile Coverage: Prospective tenants should make their own enquiries with their provider regarding signal strength and coverage.

To be eligible to rent this property, as a tenant you must be able to demonstrate a minimum annual income of £54,000. Any application will be subject to satisfactory credit checks, assessment of existing financial commitments, and landlord references. If you have any concerns regarding these requirements, or believe you may be unable to meet them, please let us know before arranging a viewing of the property.

Please be aware that for non-Housing Act tenancies, such as company lets, referencing and tenancy agreement fees remain applicable and are payable by the tenant in line with our Tenant Scale of Charges. Full details can be found on our website via the link below: Lettings - Spencers Property - Lymington

ADDITIONAL INFORMATION

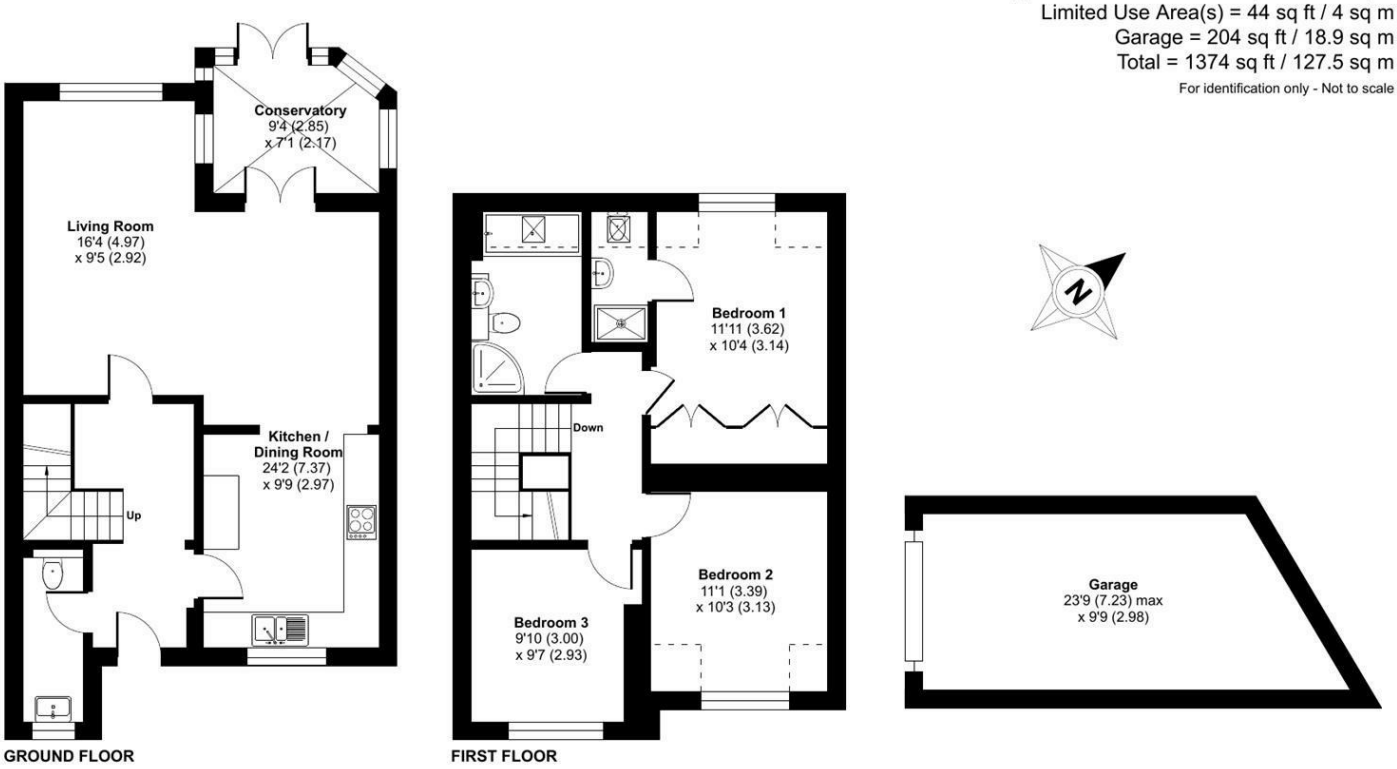
Council Tax Band: D
Furnishing Type: Unfurnished
Security Deposit: £2,076
Letting Agents: Lymington
Available From: 14th November 2026





3 Rose Cottage, Lyndhurst Road, Brockenhurst, SO42 7RL

Approximate Area = 1126 sq ft / 104.6 sq m
Limited Use Area(s) = 44 sq ft / 4 sq m
Garage = 204 sq ft / 18.9 sq m
Total = 1374 sq ft / 127.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1406039



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

SPENCERS

LETTINGS

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.









Please contact us on the below:

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