



Popes Cottage Brook | £857,000
Lyndhurst, Hampshire, SO43 7HE

 Henshaw Fox



Popes Cottage Brook
Lyndhurst, Hampshire, SO43 7HE

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Summary

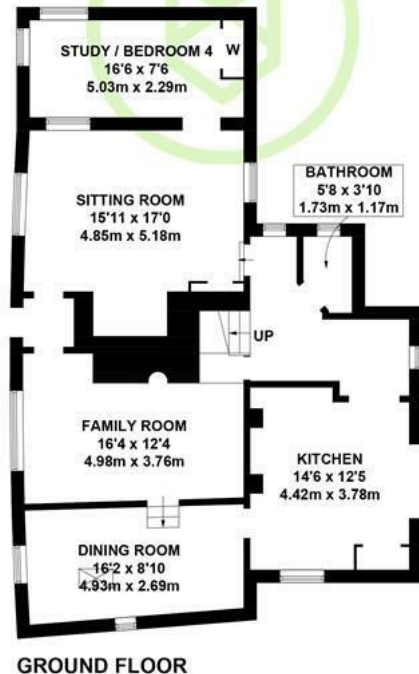
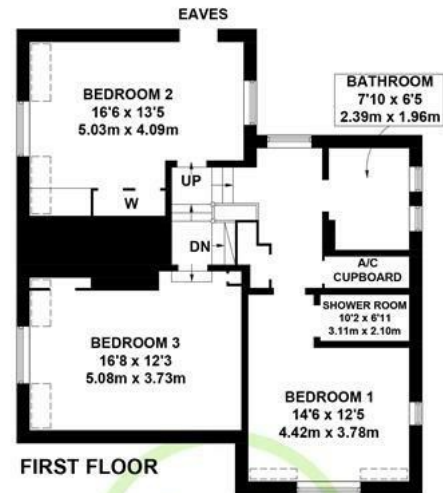
An exceptional Grade II listed cottage with origins dating back to the 18th century, beautifully positioned in one of the most sought-after villages within the New Forest. Popes Cottage has undergone a meticulous and thoughtfully executed programme of renovation, seamlessly blending an abundance of characterful period features with the comfort and convenience of modern living. The immaculate accommodation offers almost 2000 square feet of versatile and stylish living space with three spacious double bedrooms on the first floor, en-suite shower room to the principal room and family bathroom. Four reception rooms on the ground floor offers an optional fourth bedroom complemented by the beautiful cottage style kitchen. The private gardens extend to approx 0.4 of an acre with extensive parking on the gated driveway.

Features

- A beautifully refurbished grade II listed cottage
- Origins dating back to the 18th Century
- Enviably positioned in the heart of the New Forest village of Brook
- Private gardens extending to approximately 0.4 of an acre
- Three impressive double bedrooms with an optional fourth bedroom on the ground floor
- Four reception rooms and stylish cottage style kitchen
- A blend of period features including exposed beams and an inglenook fireplace
- Versatile accommodation approaching 2000 square feet
- Direct forest access

EPC Rating

Energy Efficiency Rating
Current D
Potential D



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1078 SQ FT / 100.2 SQ M
FIRST FLOOR = 774 SQ FT / 71.9 SQ M
TOTAL = 1852 SQ FT / 172.1 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1297334)

Popes Cottage, Brook, Lyndhurst, Hampshire, SO43 7HE

Ground Floor

The ground floor provides a versatile arrangement of reception space, centred around a modern farmhouse-style kitchen. There is an attractive dining room, along with a charming separate family room adjacent. featuring an inglenook fireplace with exposed brickwork and a log burner. Completing the ground floor is a generous sitting room featuring an inglenook fireplace with exposed brickwork and log burning stove . A large study adjoining the sitting room provides an optional fourth bedroom.

First Floor

The first floor offers three impressive bedroom suites, each enhanced by vaulted ceilings and exposed beams that create a striking sense of character and space. The principal bedroom is positioned at the rear of the property, affording a high degree of privacy, and benefits from its own en-suite bathroom. Two further well-proportioned double bedrooms are served by a stylish family bathroom.

Parking

The property also benefits from ample parking, with a generous gated gravel driveway to the front and convenient access through to the rear.

Outside

Set within beautifully maintained grounds of approximately 0.4 of an acre, the gardens at Popes Cottage are a true highlight. A generous patio terrace offers an ideal setting for al fresco dining and entertaining, while the remainder is predominantly laid to lawn, creating a wonderful sense of space and openness.

Location

The charming village of Brook lies within the heart of the New Forest National Park, offering a picturesque setting alongside excellent transport links via the M27 and A36. Within easy walking distance of the property are two highly regarded pubs, both serving food, as well as a village shop and access to two championship golf courses. Brook and nearby Bramshaw provide a wealth of outdoor pursuits, with miles of open forest to explore. The area is renowned for its rich wildlife, where free-roaming ponies, donkeys, cattle, sheep and pigs are a familiar sight.

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.? We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers position

Buying on

Heating

Oil fired central heating

Infants & Junior School

Copythorne Ce Infant School & Bartley Ce Junior School

Secondary School

Hounsdown Academy

Council Tax

Band G - New Forest District Council

Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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