



Furzley Cottage

Bramshaw | Hampshire | SO43 7JJ

WOOLLEY
& **WALLIS**

Offers Over £800,000

A rare renovation project in grounds of approximately 1.2 Acres in the heart of the New Forest National Park.



The Property at a Glance

- | Attractive New Forest Cottage
- | 1.2 Acres
- | Renovation Opportunity
- | Three Bedrooms
- | Two Reception Rooms
- | Bathroom & Shower Room
- | Extensive Outbuildings
- | No Onward Chain

Property

Located within the New Forest National Park, we are delighted to be offering for sale this cottage in need of renovation. Sitting within extensive grounds in excess of an acre, with a variety of outbuildings. On the ground floor of the property there are two reception rooms with open fireplaces, a kitchen with solid fuel range cooker, utility room and shower room. Upstairs there are three bedrooms and a bathroom.

Outside the extensive gardens surround the house on three sides and are mainly laid to lawn with a variety of shrubs and fruit trees. There are several outbuildings including a large open fronted workshop and store of over 1000sq/ft.





Situation

Bramshaw, one of the most attractive New Forest villages, provides an excellent range of facilities to include village hall, church, two well renowned golf courses, two country public houses, hotels and garage. The New Forest offers thousands of acres of unspoilt moors, heath and woodland for those with walking and equestrian pursuits. For those with interests in yachting Hamble, Lymington and Poole are all within easy driving distance. The cathedral city of Salisbury is situated about 14 miles to the north. The M27 at Cadnam is about 2 miles distant.

Directions

From the Ower roundabout proceed along the A36 in the direction of Salisbury. Take the left hand turning as you drop down the hill onto Blackhill Road, signposted Bramshaw. Proceed along here where the house will be found after about one mile on the right hand side indicated by our For Sale board.

Services

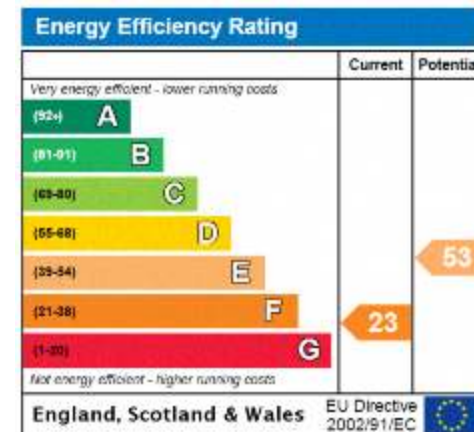
Main electricity and water. Solid fuel heating. Private drainage.

Council Tax

New Forest District Council - Band E

Viewings

All viewings are by appointment only and arranged through the Romsey Residential department on 01794 512129.



Furzley Cottage

Approximate Gross Internal Area

Main House = 1186 Sq Ft / 110.20 Sq M

Store 1 = 208 Sq Ft / 19.34 Sq M

Store 2 = 176 Sq Ft / 16.38 Sq M

Store 3 = 109 Sq Ft / 10.12 Sq M

Green House = 132 Sq Ft / 12.25 Sq M

Chicken Coop 1 = 138 Sq Ft / 12.83 Sq M

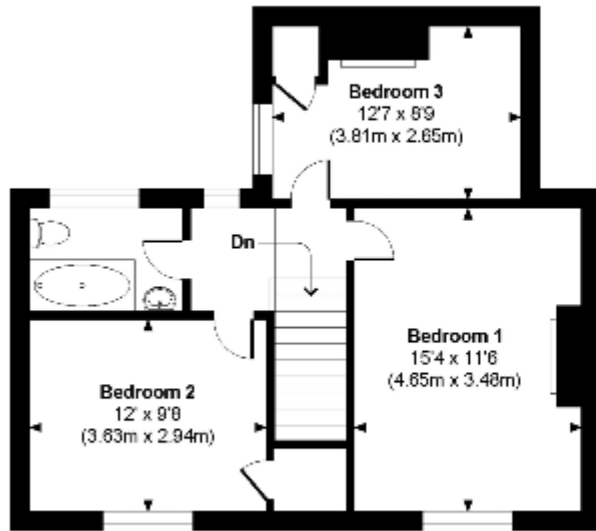
Chicken Coop 2 = 85 Sq Ft / 7.86 Sq M

Store / Workshop = 1158 Sq Ft / 107.57 Sq M

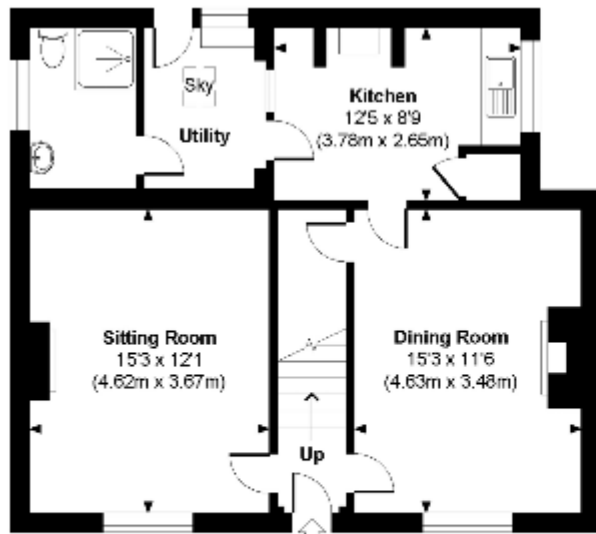
Total = 3192 Sq Ft / 296.55 Sq M

Outbuildings are not shown in correct orientation or location.

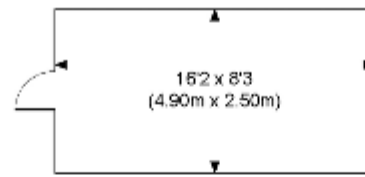
Includes areas with Restricted room height.



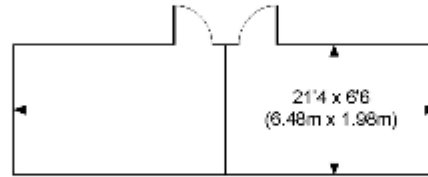
FIRST FLOOR



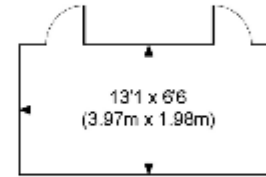
GROUND FLOOR



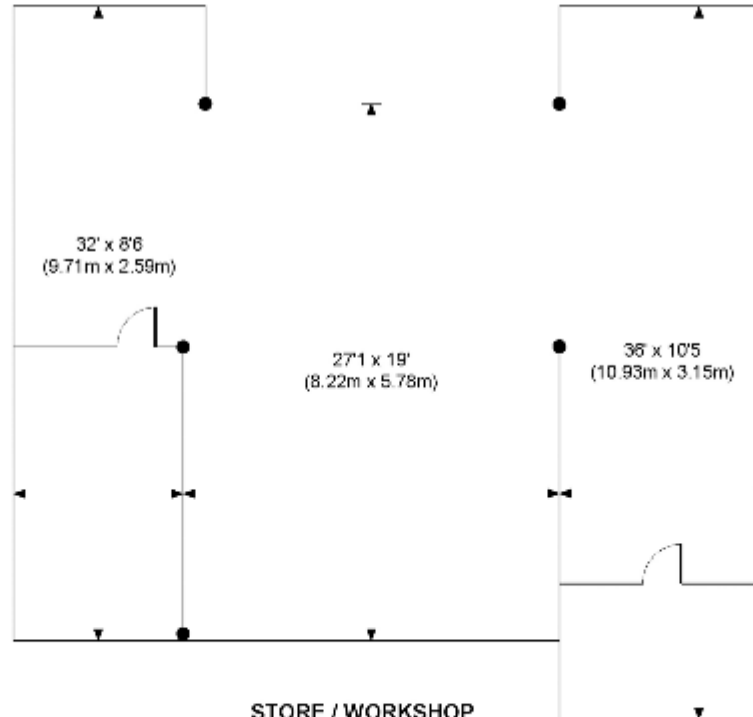
GREEN HOUSE



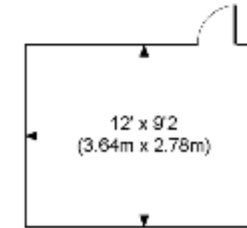
CHICKEN COOP 1



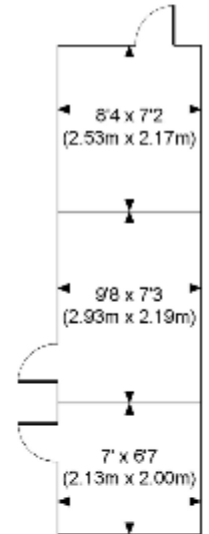
CHICKEN COOP 2



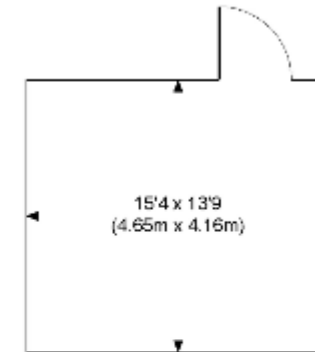
STORE / WORKSHOP



STORE 3



STORE 2



STORE 1

Indicates restricted room height less than 1.5m.



© www.propertyfocus.co | Professional Property Photography & Floorplans

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

AGENT'S NOTES
 Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in April 2023