



SPENCERS  
LETTINGS

## Moor Cottage Setley Brockenhurst

£3,200 PCM

Situated in the desirable hamlet of Setley on the outskirts of Brockenhurst, this spacious and well-presented 5 bedroom property offers excellent accommodation for tenants seeking comfortable family living in a peaceful New Forest setting. The home benefits from extensive off-road parking for several vehicles, along with a large detached garage. Holding deposit: £738 Security deposit: £3692 Council tax band: G To rent this property you must be able to prove an annual income of £102,000.



- Large garage • Substantial living accommodation • Parking for several cars • Terrace overlooking garden • Forest location • Easy access to Brockenhurst • Easy access to Lymington • Pet friendly

### Ground Floor

The ground floor provides a versatile layout ideal for modern living. A welcoming entrance hall leads into a generous kitchen/breakfast room featuring ample worktop and cupboard space, an oven and hob, a central island, and a walk-in pantry. Adjoining utility areas offer further practicality. The sitting room is a standout space, complete with a wood-burning stove, dual aspect with door going into the bar/ dining room. Additional reception rooms include a study, and a spacious bar/dining room/ snug with bi-fold doors opening directly onto the terrace, offering flexibility for home working, entertaining, or family use.

### Upstairs

Upstairs, the property offers five well-proportioned bedrooms, including a principal bedroom with en-suite bath, plus a family bathroom with walk in shower serving the remaining rooms.

### Outside

Externally, the house enjoys a large, mostly lawned garden along with a wrap-around terrace providing attractive outdoor seating and dining areas. The garden is easily accessed from the main living spaces, creating a strong indoor-outdoor flow.

A substantial and highly adaptable home, ideally suited to families or professionals looking for generous living space and a prime New Forest location.

### Additional information

The property's construction is brick and tile. The property has mains gas central heating and electric heating, an electricity supply, mains water and septic tank. 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: G

Furnishing Type: Unfurnished

Security Deposit: £3,692

Available From: 24th August 2026



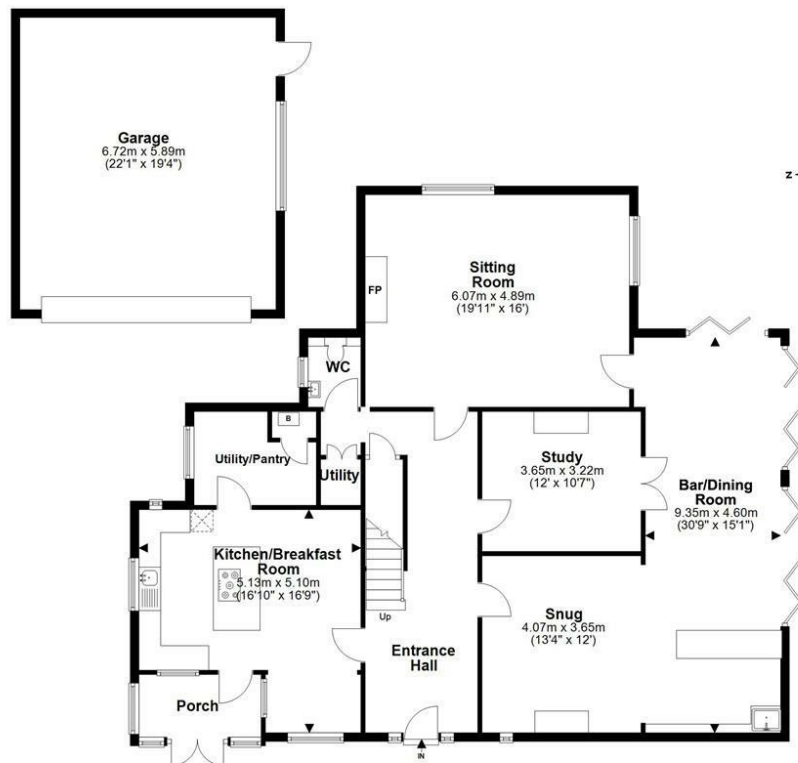
## FLOOR PLAN

### Approx Gross Internal Areas

House: 243.6 sqm / 2621.7 sqft  
Garage: 39.6 sqm / 426.4 sqft

**Total Approx Gross Area: 283.2 sqm / 3048.1 sqft**

### Ground Floor



### First Floor



Illustration for identification purposes only; measurements are approximate, not to scale. www.fpsketch.co.uk  
Plan produced using PlanUp.



## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
|                                             | 64                                                                                                            | 75        |
| <b>England &amp; Wales</b>                  | 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.



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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.

Please contact us on the below:

Lymington 01590 624814

Romsey 01794 331433

Wimborne: 01202 842248

[lettings@spencersproperty.co.uk](mailto:lettings@spencersproperty.co.uk)

[www.spencersproperty.com](http://www.spencersproperty.com)

