



SPENCERS
Estate Agents

Wisteria Lymington Road Brockenhurst

£1,600 PCM

An attractive and completely refurbished and extended end of terrace cottage dating back to the 1800's situated adjacent to the mainline railway station and within walking distance of the village centre and open forest with no forward chain. The property benefits from off street parking to the rear and enclosed pretty gardens. Holding deposit: £369 Security deposit: £1846 Council tax band: C. To rent this property you will need to prove an annual income of £48,000.



- Beautifully Presented • Adjacent to Mainline Train station • Easy Walk to Village Centre • Off Street Parking • Enclosed Garden • No Pets

Front door opens into a central hallway leading through to the rear of the cottage. Set off the hallway is a double aspect snug to the front with feature wood burning stove set on a flagstone hearth and wood effect flooring.

Across the hall, a step leads down into a newly fitted kitchen with a comprehensive range of two tone modern storage units with coordinating laminate worksurfaces and tiled splashbacks with feature under pelmet and low level lighting. Appliances include a gas hob set under an extractor hood with two single built under ovens, with integrated washer/dryer and dishwasher. A composite sink unit is set under a window with front aspects across the garden.

From the rear of the hallway, a door leads into an attractive, extended sitting room with dining area set under vaulted ceilings with rooflights bringing in lots of light and with oak smoked wood flooring. French doors lead out to the terrace, garden and parking area.

A useful rear lobby is set at the end of the hall providing access to the parking and rear garden and providing useful coat and shoe storage area.

A beautifully styled modern family bathroom completes the ground floor layout and offers a walk in shower with both rainwater and hand held shower heads, a panelled bath, vanity wash basin and WC with complimentary tiled flooring and two

frosted windows. A built in airing cupboard houses a wall mounted Worcester Gas Boiler and shelving.

From the end of the hallway, a stairwell ascends to the first floor where there are two very generous double bedrooms. The principal bedroom benefits from dual aspects and built in wardrobe along with a newly created, stylish ensuite shower room which offers a walk in shower with rainwater and hand held shower attachments, a vanity wash basin and WC.

The second bedroom is again a good sized double bedroom with side aspects and featuring a good size built-in wardrobe.

The property has mains gas central heating, an electricity supply, mains water and mains drainage.

The property's construction is brick and tile.

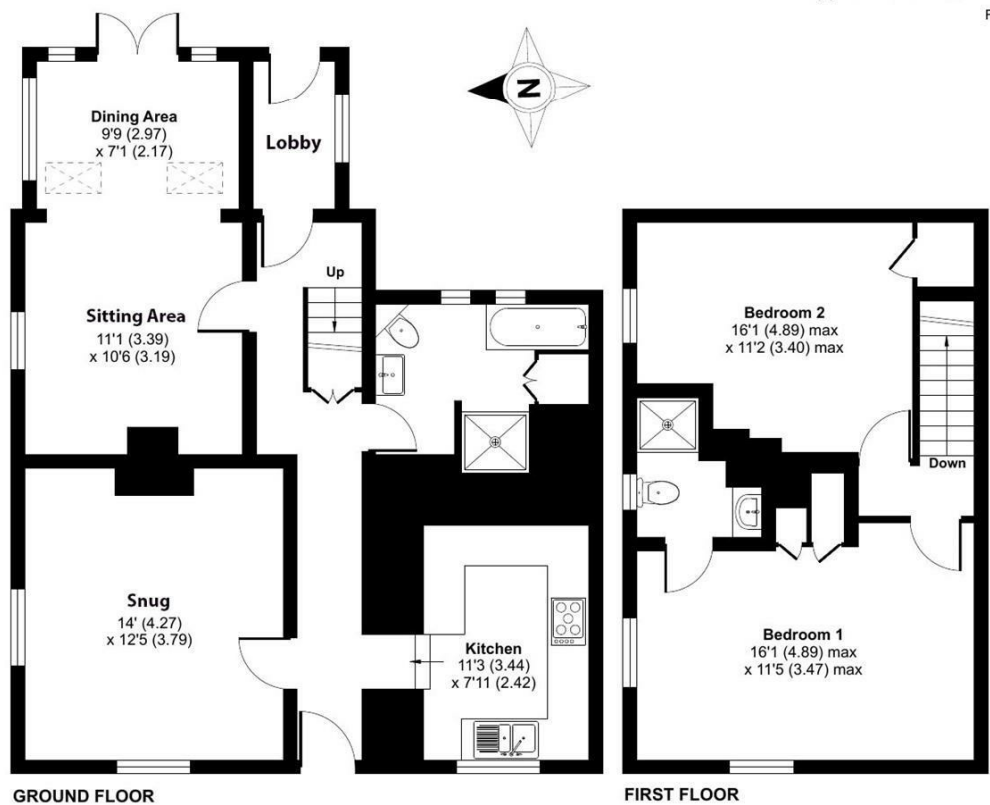
The broadband and mobile availability can be checked via the Ofcom's however we have been advised that Ultrafast broadband is available at the property

ADDITIONAL INFORMATION

Council tax band: C Furnishing Type: Part furnished Security Deposit: £1,846 Available From: 30th January 2026



Approximate Area = 1160 sq ft / 107.7 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). © ncthecom 2025. Produced for Spencers of the New Forest Ltd. REF: 1263982



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	
EU Directive		

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

Spencers' lettings office offers a dedicated, specialist lettings service with every aspect managed in-house, from maintenance to property inspections. The team undergo regular training to keep on top of continually changing legislation and are frequently praised by landlords and tenants for their friendly professionalism, thoroughness and reliability. The office works closely with Spencers' estate agency offices and broadly covers the New Forest area including Lymington and Lyndhurst, Romsey and Totton, Beaulieu, Ringwood, Brockenhurst, Burley and the Christchurch area including Highcliffe and Barton on Sea.



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