



## Moor Cottage Setley Brockenhurst

£3,400 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: £784 Security deposit: £3923 Council tax band: G To rent this property you must be able to prove an annual income of £102,000.





- Large garage • Substantial living accomodation • 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, duel 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: £3,923 Available From: 1st February 2026



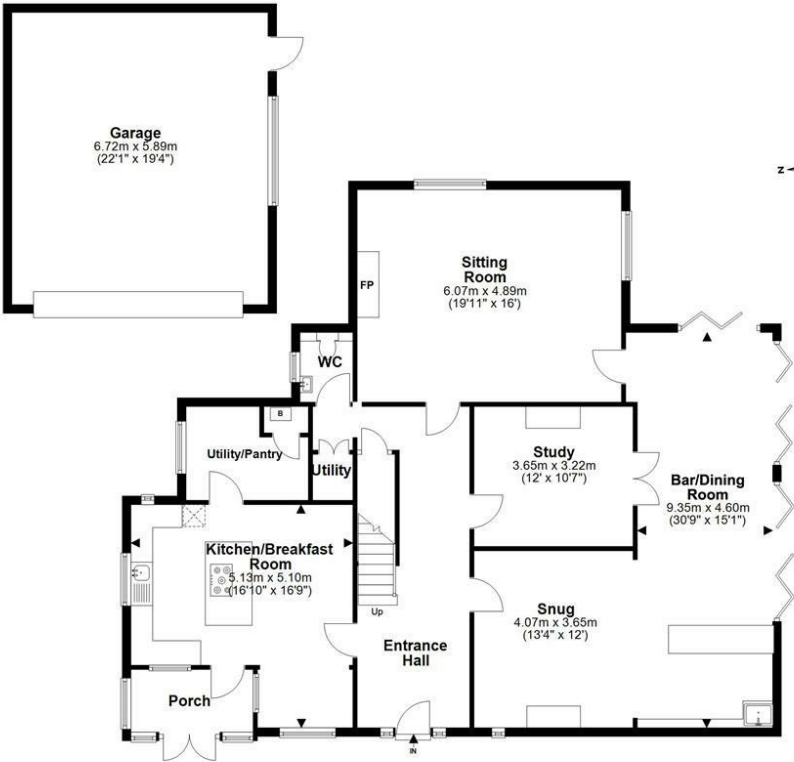
FLOOR PLAN

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

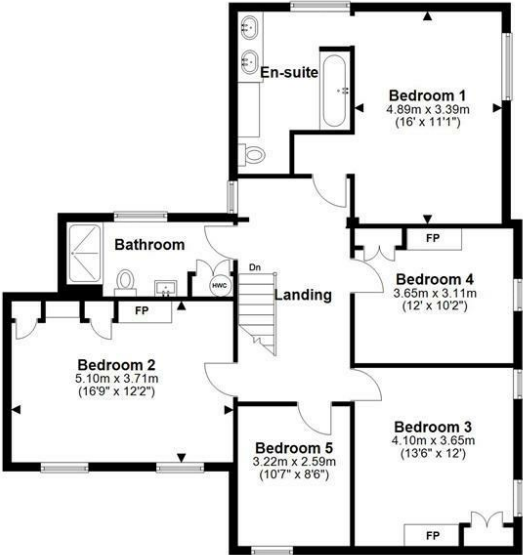


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpsketch.co.uk  
Plan produced using PlanUp.

Energy Efficiency Rating

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

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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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