



Old House

*Burley Lodge, Burley, Hampshire BH24 4HU*

SPENCERS  
NEW FOREST









*Old House is located in a place of outstanding natural beauty ~ an estate with a substantial principal house, three cottages, an old carriage house, outbuildings and over 11 acres all surrounded by open forest*

## The House

Old House is impressive. It has the elegant proportions, classic symmetry and architectural detail of a grand Georgian country house, including high ceilings and sash windows, but in fact it was designed and built in the 1960s, on the site of an earlier Victorian country house, by Sir Dudley Forwood, former equerry to the Duke of Windsor. (Sir Dudley Forwood went on to become Master of the New Forest Buckhounds, Chairman of the New Forest Show and Official Verderer.) Old House therefore combines period style and feel with a layout configured for a modern lifestyle.

The entrance is particularly spectacular: a domed portico opens onto an impressive double-height panelled and galleried reception hall with splendid fireplace, oak boards and turning staircase. The scale of the room makes it particularly suitable as an entertaining space.

On one side double doors with arched fanlight lead to a large study/library lined with book shelves and with full-height sash windows looking out over a swimming pool in a suntrap walled garden.

Running along the back of the house, facing south-west with views across lawned gardens, are two principal reception rooms: the dining room, which accommodates a table seating up to 12, and formal drawing room with a fireplace which is thought to have been salvaged from Brockenhurst Park's manor house.

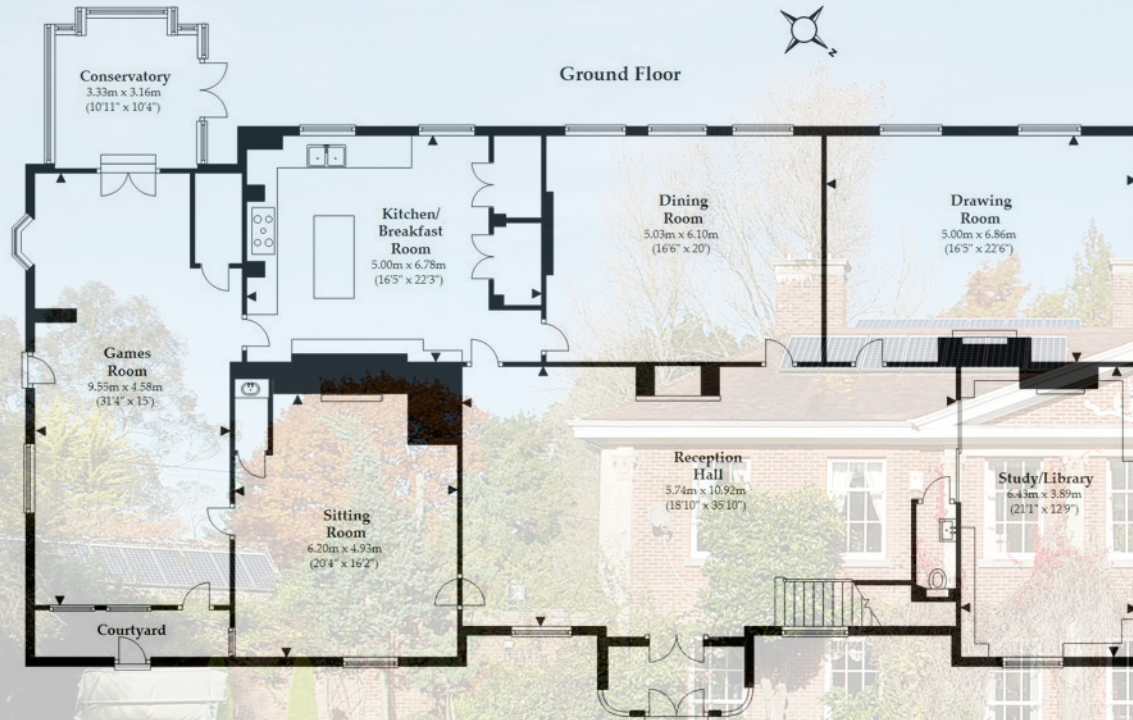
Doors hidden in the reception hall's panelling lead through to a snug or sitting room and a good-sized farmhouse-style kitchen/breakfast room overlooking the south-west facing gardens. In turn these rooms both lead onto a games room and sunny conservatory.

Upstairs the master bedroom suite, with dressing room and bathroom, accommodates the west wing of the house. Off the galleried landing are three further generously-sized double bedrooms each with its own en suite bathroom, and all with garden views.

(In addition there is a substantial loft space.)

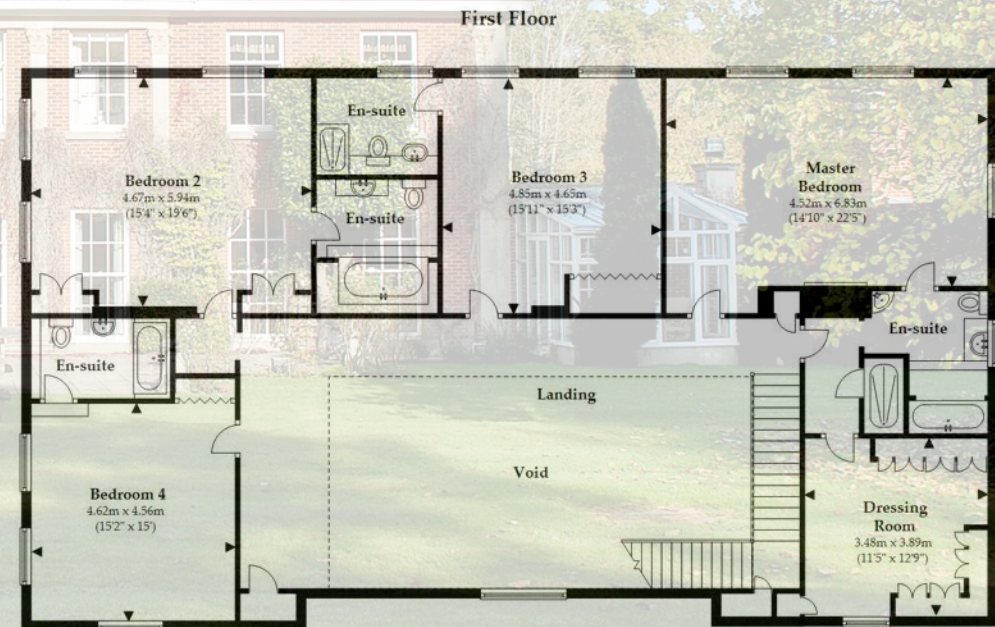


## FLOOR PLAN Old House



Main House Gross Internal Floor Area: (excludes void) approx 475.5 sq.metres (5119 sq. feet)  
 Cottage 1 (including Store) Gross Internal Floor Area: approx 96.7 sq.metres (1040 sq. feet)  
 Cottage 2 Gross Internal Floor Area: approx 67.5 sq.metres (726 sq. feet)  
 Cottage 3 Gross Internal Floor Area: approx 39.4 sq.metres (424 sq. feet)  
 Garage and Stables Internal Floor Area: approx 238.4 sq.metres (2556 sq. feet)  
 Boiler Room Gross Internal Floor Area: approx 9.6 sq.metres (104 sq. feet)  
 Total Internal Floor Area: approx 927.2 sq.metres (9979 sq. feet)

Note: Outbuildings, Boiler Room and Cottages are not positioned or orientated correctly



LJT SURVEYING

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

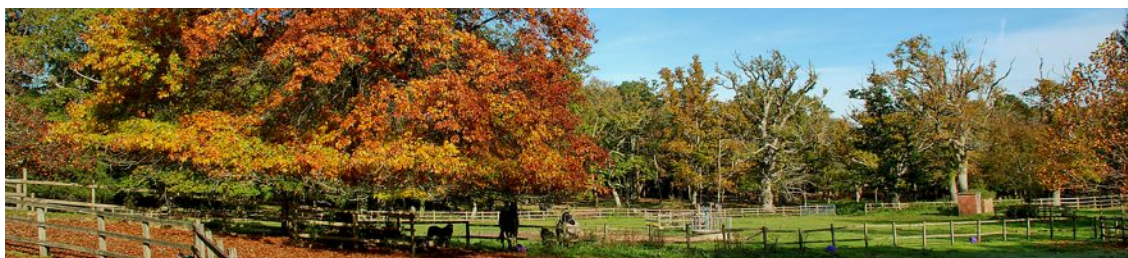
Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood





## The Cottages

Within the grounds are three separate properties, comprising a three bedroom cottage, two bedroom cottage and one bedroom cottage, each with their own enclosed garden, offering a great opportunity to accommodate family, staff or provide revenue.

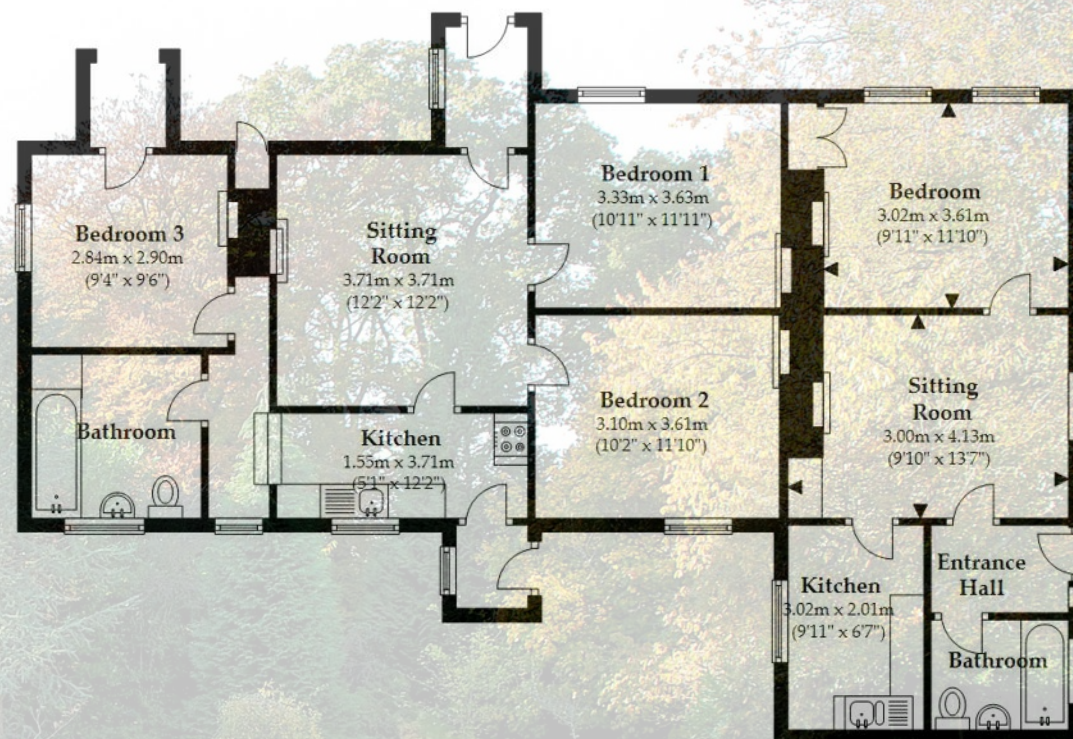




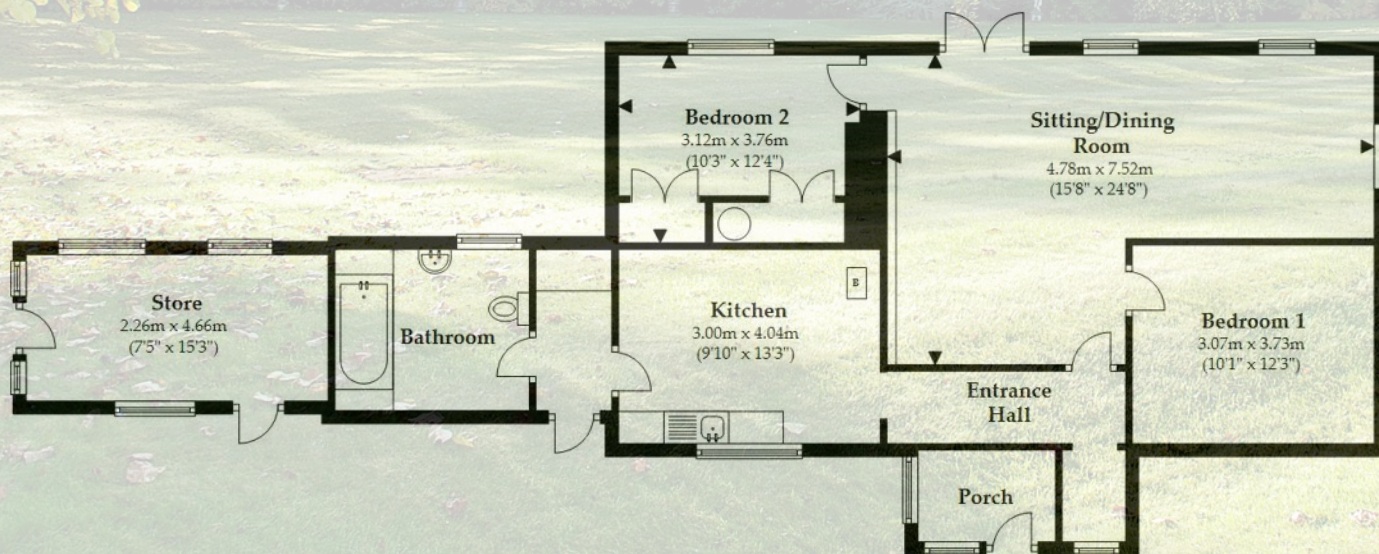
# FLOOR PLAN The Cottages



## Cottage 2 and 3



## Cottage 1







*Old House enjoys a very private location in a quiet corner of the forest with direct access onto the forest and idyllic grounds of over 11 acres*

## Grounds & Gardens

Elements of the original Victorian mansion, owned by Auberon Herbert, son of the third Earl of Carnarvon, remain, including what was probably the original 19<sup>th</sup> century carriage house, now used for garaging, and a courtyard with stables, tack room, feed room and store rooms.

Old House enjoys a very private location in a quiet corner of the Forest and enjoys direct access onto the Forest, yet is close to all the amenities of Burley including primary school, shops, post office, pubs and cafes, and has good access to main road links.

The grounds themselves are idyllic with over 11 acres including two walled gardens, lawned gardens with mature planting and specimen trees, water gardens, woodland and paddocks.

*Old House*



5



4



4

*Cottage 1*



1



2



1

*Cottage 2*



1



3



1

*Cottage 3*



1



1

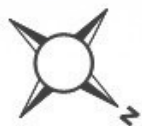


1

**£2,950,000**



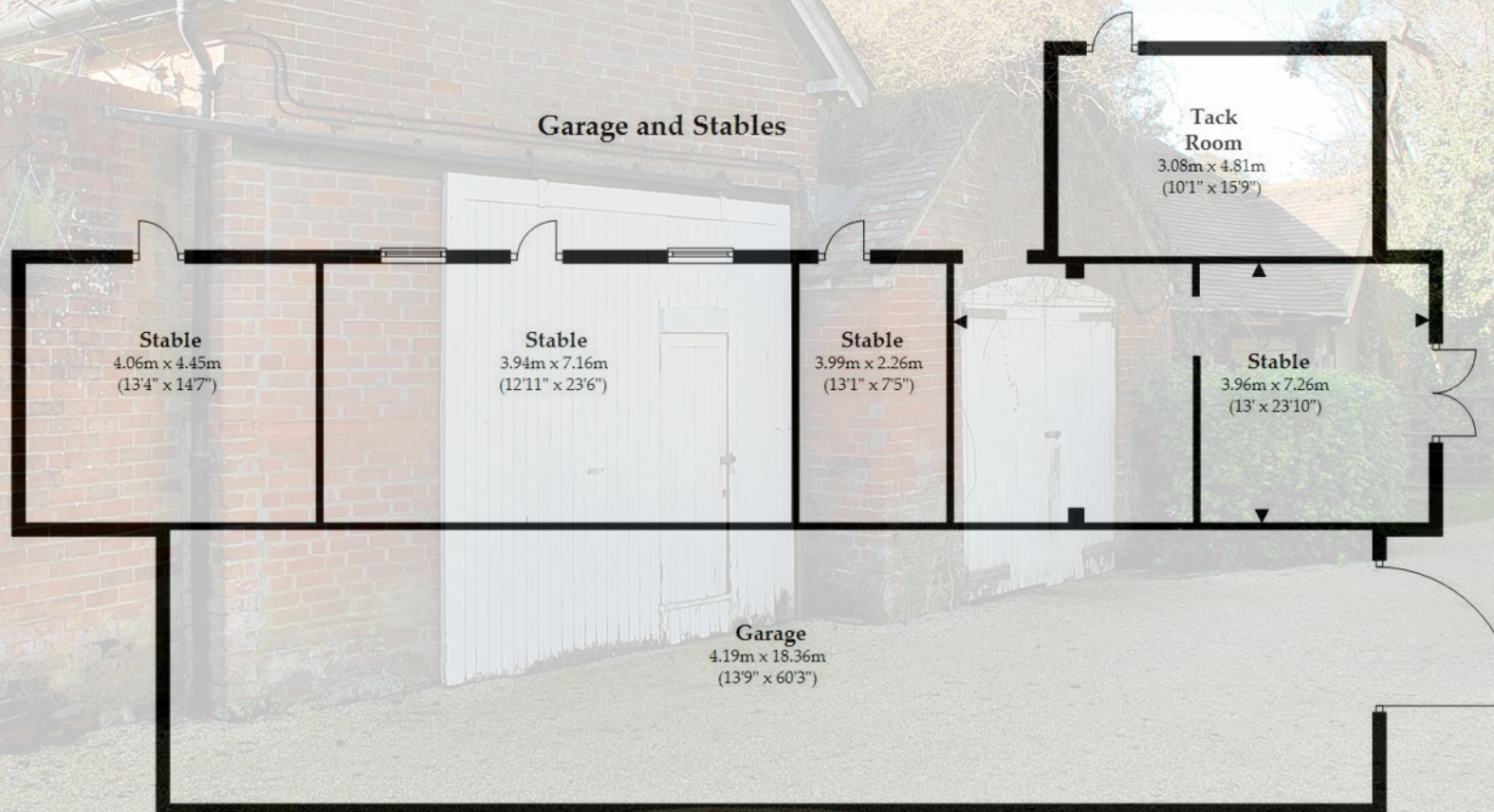
## FLOOR PLAN The Outbuildings



Boiler Room



Garage and Stables











## The Situation

Nestled in the heart of the New Forest National Park, Old House is quietly situated in a sought after rural location just a couple of miles east of the village centre. The traditional village of Burley offers good everyday amenities such as local shops, a regular farmer's market, pubs, restaurants and hotels. The village's popular primary school, church, cricket ground and nine hole golf course on the open forest, provide a vibrant social hub. It is also conveniently placed for the

commuter. The nearby A31, M27 and M3 offer fast direct routes to surrounding areas including Bournemouth (11 miles west), Southampton (17 miles east), Winchester (21 miles north east), Salisbury (25 miles north west) and London. There are excellent mainline rail services close by and two good regional airports. Central London can be reached within one and a half hours and the coast is within 8 miles.

## Directions

From our office in the centre of the village turn left into Chapel Lane for 1.5 miles past Woods Corner on the left hand side and you will see the gravel driveway to Old House on the left marked with a small green sign. Follow the road for about a mile and the driveway sweeps round to the entrance of Old House on the right hand side at the end of the drive.

## Services

Old House

Energy Efficiency Rating: E Current: 47 Potential: 77

Cottage 1

Energy Efficiency Rating: G Current: 17 Potential: 63

Cottage 2

Energy Efficiency Rating: F Current: 27 Potential: 79

Cottage 3

Energy Efficiency Rating: E Current: 42 Potential: 77

We understand that mains water, gas and electric are connected. Private drainage. There are also solar panels installed.

## Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.







*The location is extraordinary ~ Old House is discreetly tucked into the forest with stunning views and is accessed via a lane over a mile long*

## The Local Area

The first Spencers New Forest office was established here in Burley, a honeypot village that feels untouched by time with its traditional cafes, cider farm, gift shops and tales of old smuggling routes, witches and dragons.

This is the New Forest on holiday as imagined by visitors: quaint and old fashioned with ponies wandering down the high street.

In Burley there's a perpetual feeling of having escaped, that you are away from it all, especially as it is tucked in the lee of wooded slopes.

There's a lovely sense of community and a range of activities to enjoy locally including cycling, horse riding, coarse fishing and the Burley Golf Club with a nine-hole heathland course.

## Points Of Interest

Burley Golf Club	2.1 miles
Moyles Court (Private School)	3.9 miles
Ringwood School/Sixth Form	4.2 miles
David Lloyd Leisure Centre Ringwood	4.3 miles
Ringwood Town Centre	4.6 miles
Waitrose Ringwood	4.6 miles
Hyde Infant School	5 miles
Brockenhurst Train Station	5.6 miles
New Forest Golf Club	5.6 miles
Careys Manor	5.6 miles





For more information or to arrange a viewing please contact us:

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