

Curtlemead House

Beaulieu, Hampshire



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Curtlemead House

Beaulieu, Hampshire

A distinguished and substantial country house with an exclusive address and a spectacular riverside location. The property affords stunning views towards Palace House, Beaulieu, and boasts what is believed to be the most extensive river frontage for any property along the Beaulieu River.

RECEPTION HALL • MUSIC/DRAWING ROOM • DINING ROOM • SNUG
STUDY • SUNROOM • CONSERVATORY • KITCHEN/BREAKFAST ROOM • UTILITY • CLOAKROOM
MASTER BEDROOM SUITE WITH BALCONY • THREE GUEST BEDROOM SUITES • LOFT ROOMS WITH ROOF TERRACE
TWO BEDROOM COTTAGE WITH GARDENS AND GARAGE • MAGNIFICENT INDOOR POOL COMPLEX
TWO DOUBLE GARAGES • THREE SINGLE GARAGES • BOAT STORE • SUMMERHOUSE • LOG STORE • STORAGE SHEDS

IN ALL ABOUT 9.17 ACRES

Price on Application


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The grounds extend to nine acres with extensive water frontage and seating carefully positioned to make the most of the views, including the owners' favourite view towards a turn in the river.



The Property

The oak frame and gabled entrance with large studded oak arched door opens onto a baronial reception hall. This features minstrel-style gallery, grand stone fireplace, and oak detailing including plate rail, Gothic arched doors and impressive oak and ironwork imperial staircase with a half landing under a large window where flights of stairs divide and rise to the galleried landing.

This light-filled, characterful family house lends itself to entertaining. Downstairs accommodation includes country style kitchen/breakfast room with island and dresser units and garden room-style dining area making the most of the views towards the river.

The dining room shares the reception hall's grand fireplace, the large south-facing conservatory is used as an informal living area and games room, and the snug/winter sitting room features exposed beams and wood burning stove.

There's also a triple aspect music room/drawing room with ornate cornice work, an octagonal sunroom and orangery-style office. Many of the rooms have glazed doors opening

onto the terraces that completely wrap around the house. The ground floor also features hardwood and tiled flooring with underfloor heating throughout.

Upstairs accommodation includes a spacious master bedroom suite reached through double doors and comprising double aspect master bedroom with glazed bay and views over the river, south-facing balcony, dressing room, direct access to conservatory (via oak spiral staircase) and large bathroom with oversized bath, two basins and underfloor heating.

The guest bedroom suite features Juliet balcony, vaulted ceiling and dressing area, and there are two further generously-sized bedrooms with en suites.

Electronically operated ladder steps also lead to loft rooms with kitchen area and doors on to a completely private south-facing roof terrace.





Gardens & Grounds

The house is approached through electronically controlled gates which open onto an in-out gravelled driveway which circuits a central fountain feature and leads to extensive parking and garaging.

A pair of five-bar gates on either side of the property lead into the gardens with waterside boat store, summer house with tiled floor and power, store for garden equipment, two sheds, log store, landing stage and slipway onto tidal river. The gardens are a highlight of the property and include bandstand, croquet lawn,

two orchards including apples, plums, pear and damson, bridge over remains of ha-ha feature, series of pools with fountain and waterfall, and path along the water's edge.

The grounds extend to nine acres with extensive water frontage and seating carefully positioned to make the most of the aspect, including the owners' favourite view towards a turn in the river. The gardens are mostly laid to lawn with mature trees and enjoy seclusion and privacy as well as lovely riverside views.



The Cottage

This recently extended pretty two bedroom cottage is ideal for family, staff or income. It features vaulted drawing room, kitchen, study, south-facing conservatory and downstairs shower room. A glass and oak staircase leads to first floor accommodation including two

bedrooms, one with Juliet balcony and river views, bathroom and shower room. There is an attractive covered terrace, gardens running down to the riverside, separate garage, covered store (suitable for boat), further storage and inlet with mooring.



The Pool Complex

The striking indoor pool complex includes an attractive large pool with steps, waterfall feature, underwater lights and electrically operated cover. Bifold doors open the pool to the outside terrace and gardens. There is also a kitchen and dining area, balcony overlooking the

pool, a hot tub in a conservatory-style bay, poolside double shower, fountain, space for gym equipment and an integrated music system in the pool area and outside terrace. Extensive changing facilities include a cloakroom, steam room, showers and bath.

FLOOR PLANS

Approximate Gross Internal Floor Area

Main House: 583.6 sq m / 6281 sq ft (including Gallery Landing)

Pool Complex: 243.2 sq m / 2618 sq ft (including Pool)

Curtlemead Cottage: 140 sq m / 1507 sq ft

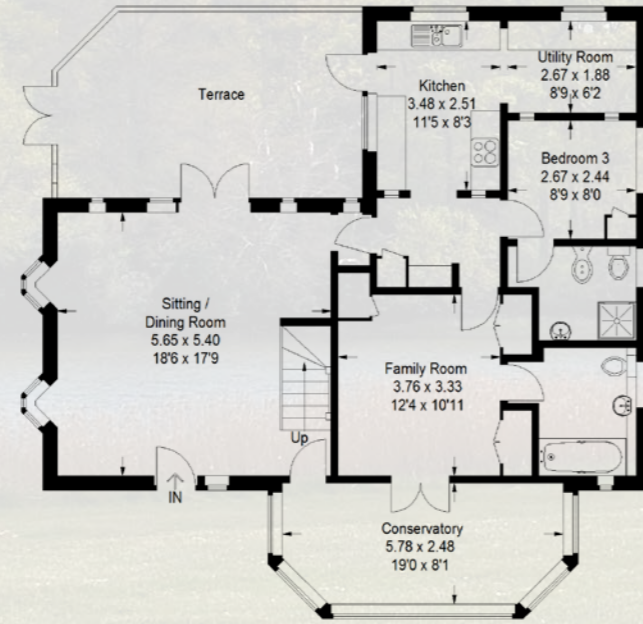
Outbuildings (overleaf): 184.67 sq m / 1987.77 sq ft



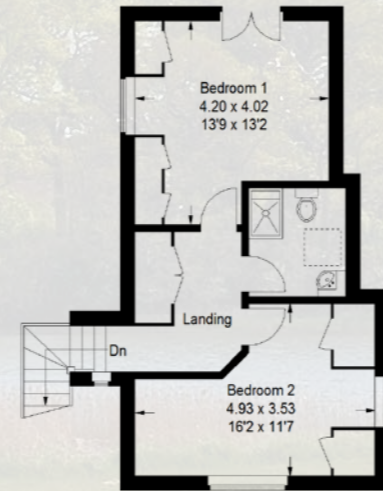
Outbuildings



Curtlemead Cottage

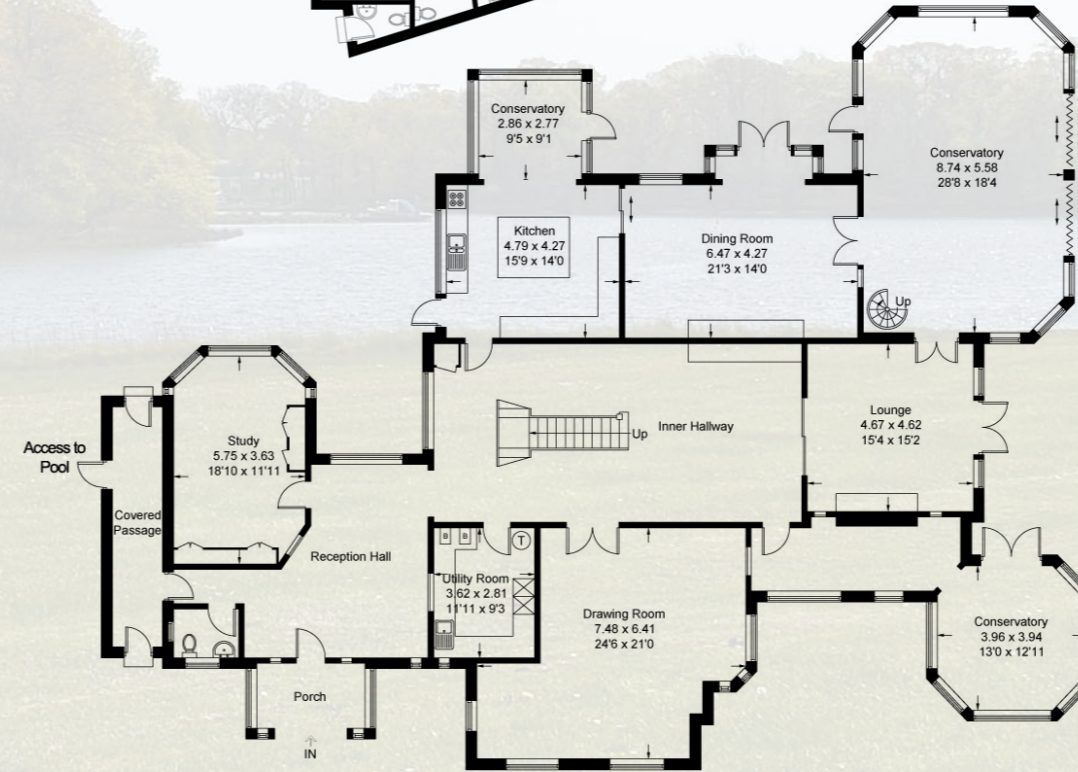
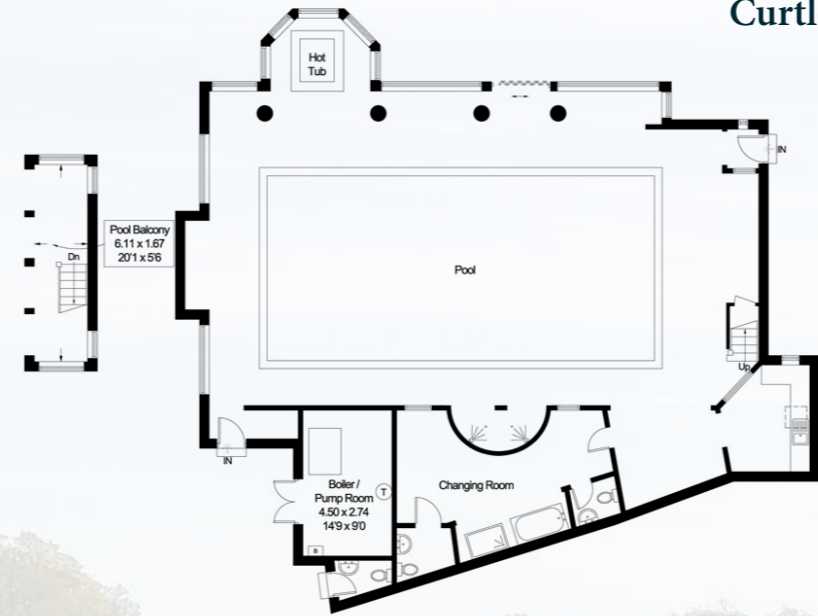


GROUND FLOOR

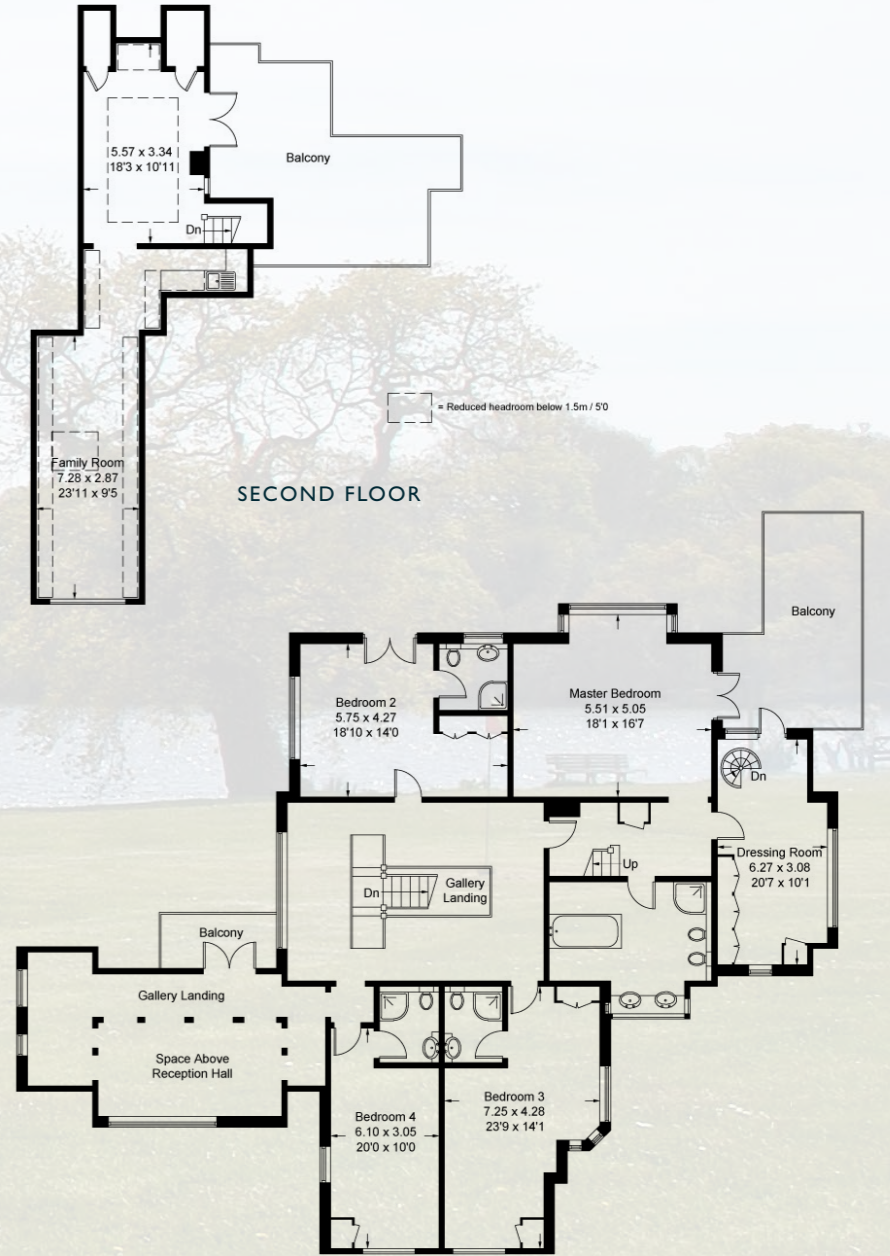


FIRST FLOOR

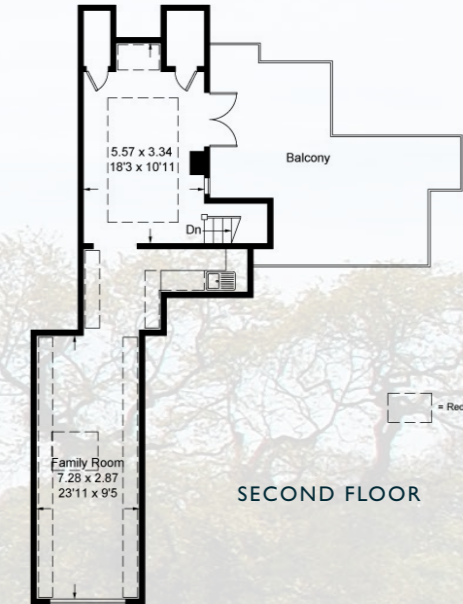
Curtlemead House & Pool Complex



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Places of Interest

National Motor Museum, Beaulieu	0.9 miles
Beaulieu Road Station	3.7 miles
Waitrose Hythe	5.0 miles
THE PIG Hotel and Restaurant, Brockenhurst	5.2 miles
Lymington Quay	6.1 miles
Brockenhurst Station	7.1 miles
Brockenhurst Golf Club	7.2 miles
Limewood Hotel and HH&Co Restaurant, Lyndhurst	7.3 miles
Lymington Hospital	7.3 miles
Lymington Yacht Haven	7.8 miles



Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Schools

Beaulieu Village Primary School	500 yards
Cadland Primary School, Holbury	3.3 miles
Noadswood School (secondary), Dibden Purlieu	3.7 miles
New Forest Academy (secondary and sixth form), Holbury	4.6 miles
Applemore Technology College (secondary), Dibden Purlieu	4.7 miles
Walhampton (private school), Lymington	5.4 miles



The Local Area

Curtlemead is close to Beaulieu's village facilities including Montagu Arms with Michelin starred restaurant, and a picturesque High Street with shops such as a good village store, garden centre, gallery, tea room and more. Beaulieu Road and Brockenhurst main line railway stations are a short drive away and there is good access to major road networks via A326.

There is a 2.5 mile footpath that runs from the Village High Street along the river bank to Bucklers Hard. Curtlemead House residents can navigate along the beautiful privately owned river, upstream to the village or down river to Bucklers Hard, The Master Builders restaurant and Agamemnon boatyard. Further downstream takes you past the RSYC summer clubhouse and out into The Solent past the wildlife bird sanctuaries at Needs Ore and Gull island.

There are many areas to explore for weekend sailors, the IOW marinas, Chichester & Portsmouth and west down to Poole. The riverside village of Beaulieu is set within The New Forest National Park and renowned for its picturesque village, the ponies, cows and donkeys. Palace House is the home of the Montagu family,

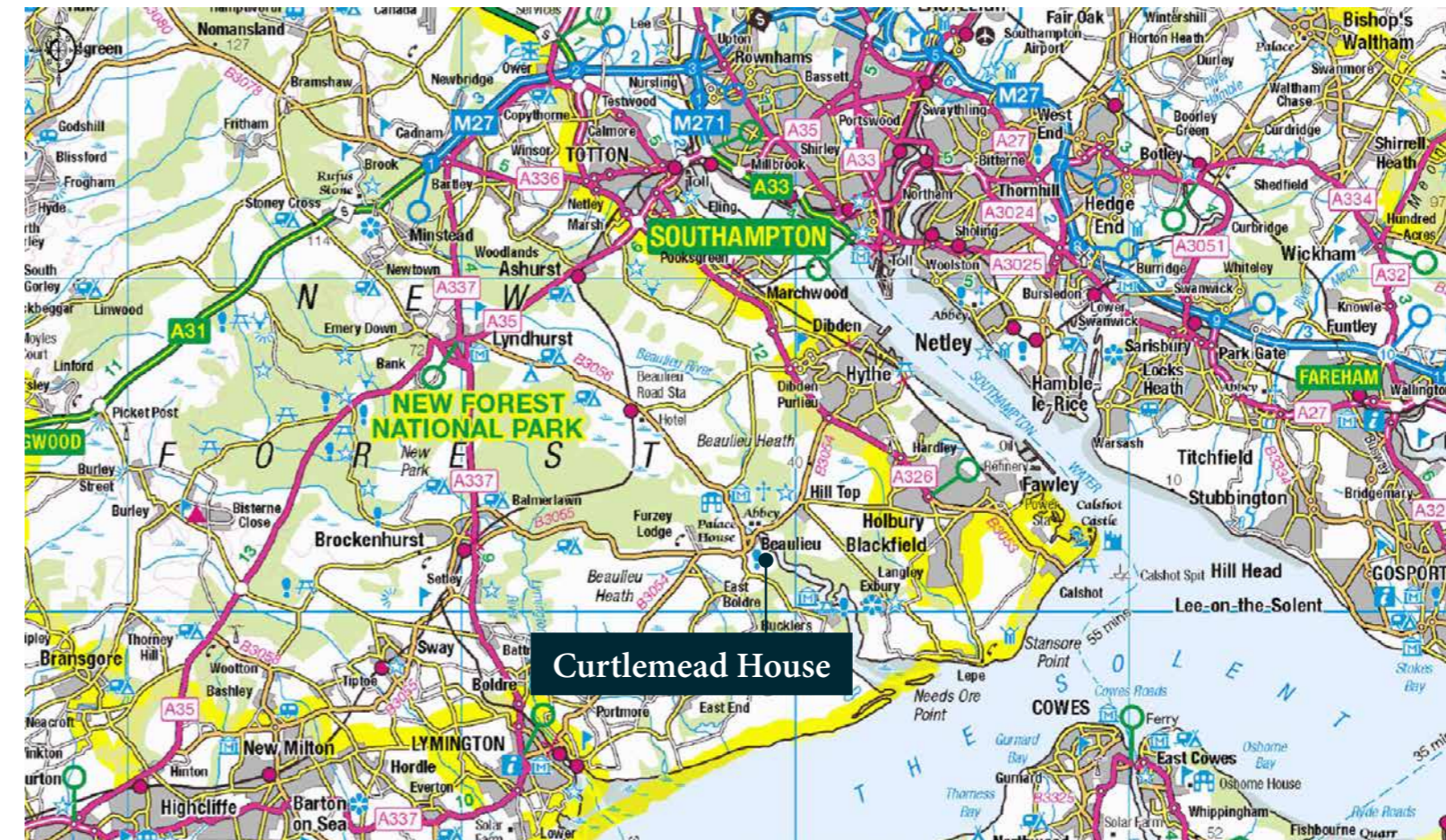
the Beaulieu Estate and the world renowned motor museum for 'motor heads'.

The area is accessed from the M3 and M27, by mainline train at Beaulieu Road Station – 15 mins from Beaulieu, and by train the journey is approx. 1.5 hrs to Waterloo. Serviced by two local airports at Southampton Parkway and Bournemouth which are approximately half hour's drive away and other international airports are Heathrow (1.5 hours) and Gatwick (2 hours).

The nearby Georgian market town of Lymington is the perfect place to spend the weekend, with its busy and colourful street market held every Saturday. The town has many outstanding features including the cobbled streets leading down to the Quay where you can relax in one of the many bars, restaurants and cafes. Renowned for being at the heart of the sailing community, Lymington offers two large marinas, Berthon and Yacht Haven.

The beautiful Cathedral cities of Winchester and Salisbury are each about 45 minutes away. The City of Southampton is approx. a 20 minute drive away.





Directions (SO42 7YF)

From our office proceed down the High Street and turn left into Gosport Road. At the roundabout take the second exit onto Bridge Road and cross the Lymington River. Continue on this road for approximately five miles. Just past Hatchet Pond on the left, turn right at the T-junction. Follow this road for a further one

and a half miles before turning right towards Beaulieu village, with Beaulieu River on your left. Pass the turning into the High Street on your right and take the next right into Fire Station Lane, found immediately after the Montagu Arms Hotel. Curtlemead House is a short distance along on the left.

Services

Council Tax Band: Band H
Mains electric and water. LPG gas. Main drainage.
Energy Performance Rating: Current: 59 Potential: 69

Viewing

By prior appointment only with Spencers New Forest.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	69
(39-54) E	59
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Address: Curtlemead House, Beaulieu, Brockenhurst, SO42 7YF

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	84
(55-68) D	
(39-54) E	36
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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