



Darkwater House *Lepe Road, Blackfield, Hampshire*

SPENCERS
NEW FOREST





DARK WATER HOUSE

LEPE ROAD • BLACKFIELD • HAMPSHIRE

A fine country residence with separate two bedroom cottage set within grounds extending to some 6 acres. This distinguished 1930's home enjoys magnificent views of the Solent and Isle of Wight and is situated in a most tranquil setting.

Sitting Room • Dining Room • Drawing Room • Kitchen/Breakfast Room

Cloakroom • Boiler Room • Separate wc

Master Suite • Two Guest Suites • Two Further Double Bedrooms • Family Bathroom

Second Floor Family Room

Separate Cottage

Living Room • Kitchen • Two Bedrooms • Bathroom

Workshop • Outbuildings • Paddocks & Grounds extending to approximately 6 acres

£1,295,000



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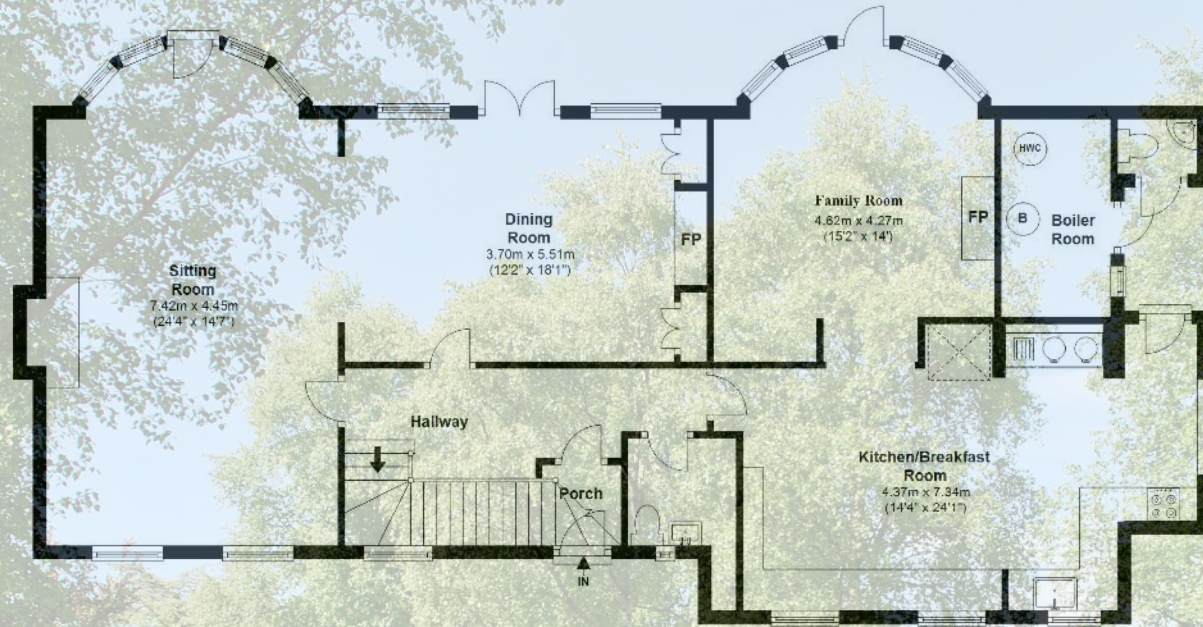
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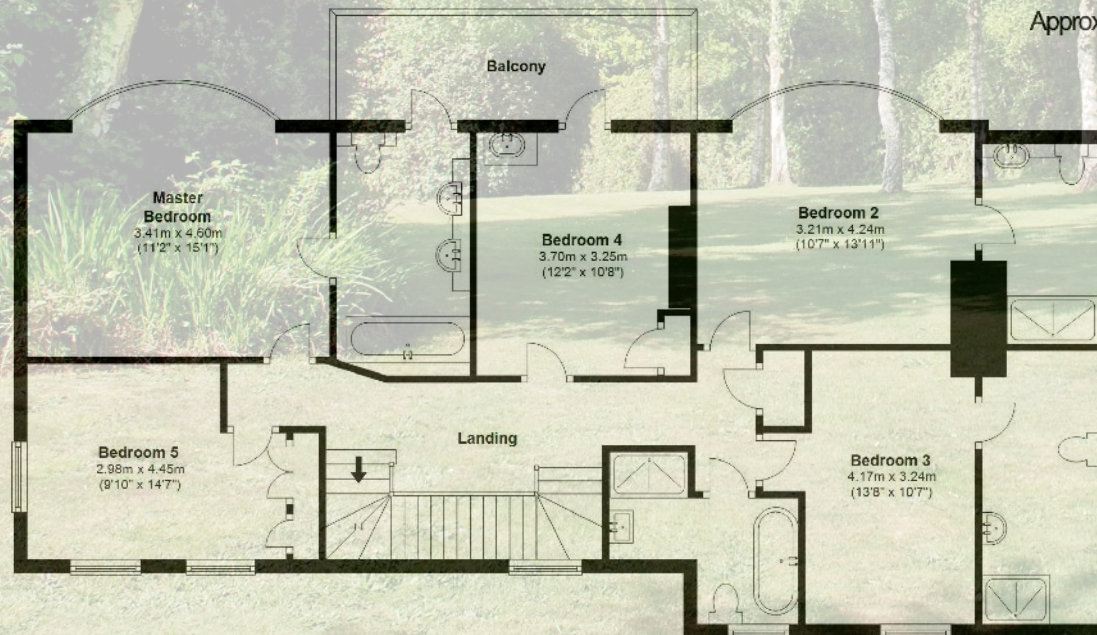
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FLOOR PLAN

Ground Floor



First Floor



Approx Gross Area: 274.0 sqm / 2950.0 sqft

Second Floor



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



With five bedrooms, four reception rooms, cottage and extensive outbuildings; viewings are highly recommended to appreciate this rarely available home.

The Property

An entrance porch gives access to the hallway where the staircase leads to the first and second floor. Doors to a cloakroom and to all principal rooms. The generous sitting room has a large bay window with door to the gardens and with beautiful views. There is an impressive fireplace and the room is open to the dining room, with glazed doors to the gardens. The spacious and well appointed kitchen/breakfast room is open to a further family sitting room, also having a large bay window and door to the gardens and a lovely fireplace. The kitchen is comprehensively fitted with ample storage cupboards, granite work surfaces, butler sink and integrated appliances to include a dishwasher, Bosch electric oven with Neff ceramic hob. There is space for an American style fridge/freezer. An oil-fired Aga cooker makes this a very warm hub to the house. There is a utility area to one end of the kitchen and a door leads to a

separate boiler room with storage area and adjacent gardeners toilet.

The generous first floor part-galleried landing leads to five bedrooms including the master bedroom suite, having a large bay window with beautiful views and a generous en-suite bathroom with dual vanity unit, wc and a glazed door to a south facing balcony. There are two further generous guest suites, one with a large bay window with stunning views. The two remaining bedrooms are served by the recently refurbished family bathroom with free-standing bath and separate shower cubicle.

A further staircase leads to the second floor studio which offers breathtaking views towards the Solent and Isle of Wight and there is ample loft storage.





The area offers excellent schooling including both state and private options.

The Cottage

The detached cottage is located a short distance from the main house and has recently only been used for storage and would benefit from refurbishment and modernisation works. It has a front door opening into a hallway with a kitchen to the left and a further door to the right accessing a sitting room with log burner. Stairs lead to a the first floor landing where there are two bedrooms and a bathroom with wash basin, wc, panelled bath and separate shower cubicle.



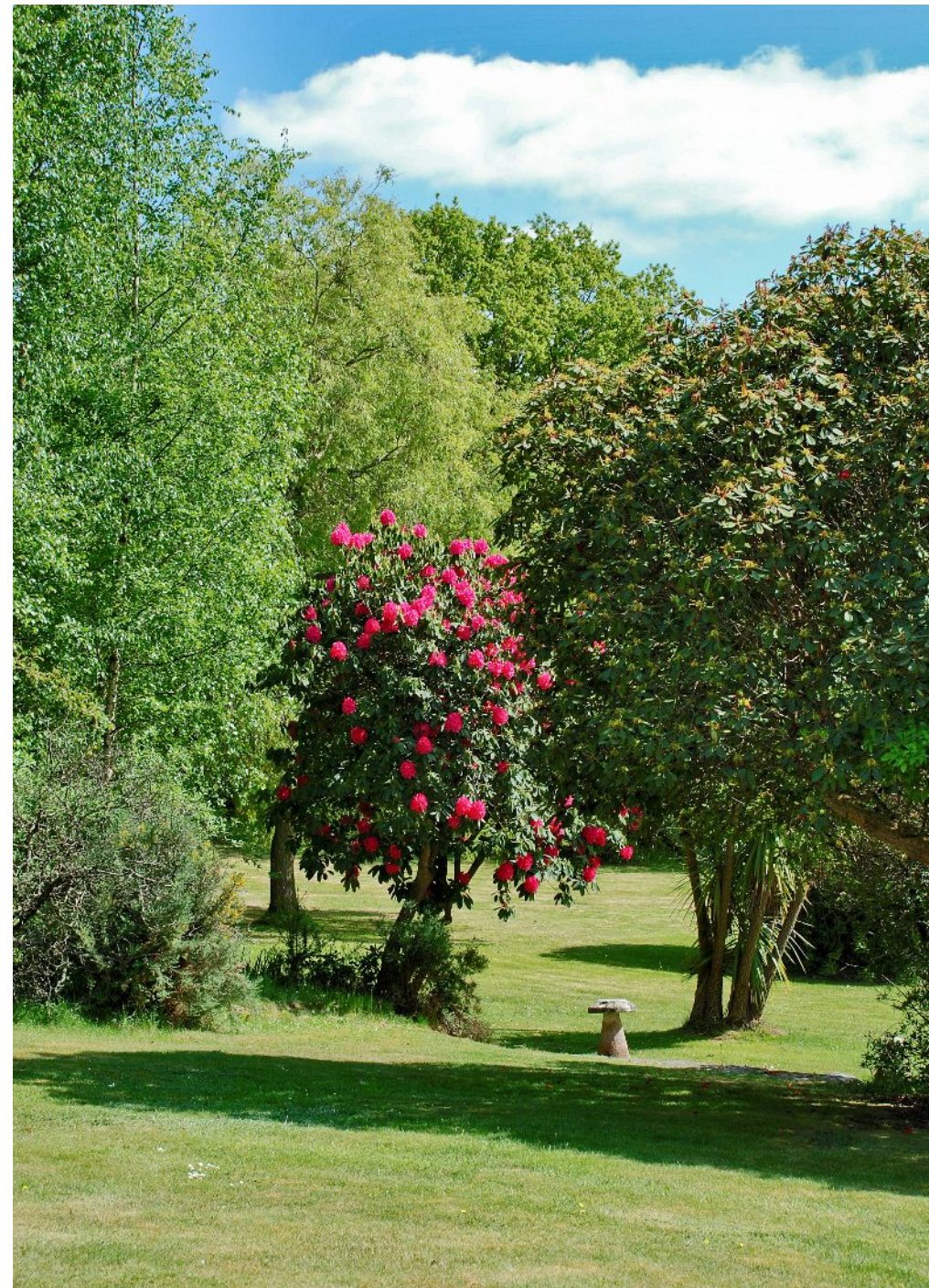


The extensive grounds extend to approximately 6 acres including gardens, paddock and outbuildings..

Grounds & Gardens

The house enjoys extensive views over its own grounds, and then across countryside and woodland to the Solent and Isle of Wight in the distance. An impressive, south facing sun terrace runs the full length across the rear of the house and has steps leading down to the extensive, parkland style grounds which extend to approximately 6 acres. The delightful gardens comprise lawns, a beautiful range of mature specimen shrubs and trees and a paddock. There is a woodland area with pretty walks.





NEARBY LEPE BEACH



The Situation

The property is approx. 1 mile from the beach at Lepe and this unique corner of the New Forest National Park is the setting for world famous Exbury Gardens, created in the 1920's by Lionel De Rothschild and Lepe Country Park, an unspoilt popular coastal country park looking directly across the Solent to the Isle of Wight. There are excellent facilities for the sailing enthusiast, with sailing from Ashlett Creek, Calshot, Beaulieu and Lymington. The property is within easy reach of the historic village of Beaulieu (5 miles) which features a pretty

High Street, with a range of local amenities and facilities including restaurants, tearooms, a garden centre and a primary school. The bustling forest village of Brockenhurst (12 miles) offers a mainline station linking to London Waterloo (approximately 90 minutes). Approximately 12 miles to the south is the much famed Georgian market town of Lymington with its extensive yachting facilities, famous Saturday county market and ferry service to Yarmouth, Isle of Wight.

Directions

From Lymington High street, pass over the Lymington River and bear left heading towards Beaulieu. On reaching Beaulieu, take the right turn continuing on the B3054. Continue across the Beaulieu River and the road rises until you get to a junction at Hill Top. Take the right hand turning at the top of the hill, by the Royal Oak public house, towards Holbury. At the end of the road turn right and head

towards Blackfield and Lepe Country Park. Approximately 0.8 miles after passing through Blackfield, the Langley Tavern on your right, the drive to the house will be found on the right, signposted Darkwater House and Kings Rew. Follow the drive to the right and the property will be found at the end of the drive.



Lepe beach is about 1 miles from the house and offers great walks, swimming and views of the Isle of Wight.

Services

Energy Efficiency Rating: Current 51 Potential 68

Council Tax Band: G

Mains electricity & water, oil fired heating, private drainage.

Postcode

SO45 1XR

Viewing

By prior appointment only with Spencers

Points Of Interest

Blackfield Primary School	1.3 miles
Lepe Country Park	1.8 miles
New Forest Academy	2.7 miles
Hythe Hospital	4.3 miles
Calshot Activities Centre	4.9 miles
Waitrose Hythe (Dibden)	5.0 miles
Hythe Ferry	5.4 miles
Applemore Health & Leisure Centre	6.0 miles
Beaulieu Road Station	8.7 miles
Walhampton School (Private)	10.5 miles
Lymington Quay	11.5 miles

Important Notice

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 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.



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

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