



CASTLETOP HOUSE

BURLEY • HAMPSHIRE



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Ringwood 3 miles (5 mins) • Bournemouth 15 miles (20 mins) • Southampton 20 miles (25 mins) • London Waterloo 70 mins • Heathrow 80 miles (75 mins) (Distances and times are approximate)

*A prestigious
Victorian Country
House which has
been totally
modernised; close
enough to commute
to London yet
beautifully situated
in the New Forest
ideal for equestrian
and yachting
lifestyles*

MAIN HOUSE

Reception hall • Atrium • Drawing room • Dining room • Family sitting room • Kitchen/breakfast & sitting room • Utility room • 2 further sitting rooms • 2 further kitchens • 3 cloakrooms • Lift

Master bedroom & En-suite bathroom • 11 Further bedrooms (5 En-suite) • Study and a further study/studio • Games room & play room
• Cottage 1 is integral with the House • Main House vegetable garden and green house

STABLES

Sitting room • Kitchen/Breakfast room • Cloakroom • Bathroom • 3 Bedrooms • Workshop and Store

GARDENS AND GROUNDS

6.5 acres (lot 1)

Open bay garaging for 2 cars • Ample car parking • Swimming pool • Pool plant room • 2 storage outbuildings • Loggia • Kitchen garden and orchard (3/4 acre) and greenhouse and store • Boiler House • Swimming pool plant room • Sunken garden • Ancient Woodland • Formal gardens and lawns

An additional option of a further 4+ acres of adjoining ancient woodland gardens (by negotiation)- lot 2

PROXIMITY

Excellent schools, amenities and leisure facilities in area • Easy Motorway access A31/M27/M3 1.5 miles • Beaches 8 miles • Burley village centre 1.5 miles with GP, Pubs, coffee shops, food store and golf course.



THE PROPERTY

Recognised as one of the foremost properties in the New Forest, Castletop House is a fine Late Victorian country house with a total living area of about 12,000 sq/ft, set in grounds of 6.5 acres with the possibility to purchase a further 4+ acres of adjoining ancient woodlands, rare rhododendrons and specimen trees.

Lovingly restored by its present owners to modern standards, it has lost none of its original charm or period features, including large sash windows, panelling, high ceilings and solid oak floors throughout. Grand proportions with a south facing aspect give the house a light and airy feel.



SITUATION

Castletop House is situated on the edge of the picturesque village of Burley in the heart of The New Forest National Park, yet is still only 90 miles from London via the M3. Bournemouth and Southampton airports are easily accessible. Fast trains to London are close by at Southampton and Brockenhurst.

The New Forest is amongst the most desirable locations in the UK, renowned for its lifestyle and natural beauty. With direct forest access, Castletop House is ideal for equestrian activities and offers total privacy. Burley itself is an established centre for walking, cycling, fishing and riding.

It is a lively community with its own golf course, village pubs and gourmet restaurants. The property is 3 miles from the market town of Ringwood, which boasts all modern conveniences including all amenities, leisure facilities and boutique shops.



Roads leading to the House yet only a mile from the A31. The house is on the hill ahead.



Burley Golf Club



*Canford School
Public School of Year 2019*



Castletop House is just 20 miles from two cosmopolitan sea front cities, Bournemouth and Southampton, both with international airports and a full range of facilities, including hotels and restaurants, excellent shops, sporting clubs and airports. The area has a wealth of secluded beaches of outstanding beauty with easy reach and the property is only 20 miles (30 mins) away from the sailing hubs of Lymington and Poole.

There are several excellent private schools in the area (both prep and public schools), including Canford School (Tatler Awards Public School of the Year 2019), Clayesmore, Castle Court School, Durlston Court, Walhampton, Godolphin, Moyles Court, St Swithuns, Winchester School and Forres Sandle Manor.



Woodland walks at Castletop



HISTORY

The New Forest was created by William the Conqueror as a hunting park, and the ancient landscape is unchanged since 1079. Now a National Park, management of the area is centred around protection of the local environment and its wildlife. Ponies, cattle, pigs, donkeys and deer roam freely following ancient forest tracks.

Arthur Clough and his wife Eleanor Freshfield built Castletop in 1898. Eleanor's father was President of the National Geographical Society and he travelled extensively to the Himalayas, bringing back rare and unusual specimens to be planted in the gardens of Castletop House.

The Cloughs were associated with Florence Nightingale through Arthur's mother Blanche. Arthur's father became Florence Nightingale's secretary and was a renowned British poet in his own right.

Arthur Clough won notable prizes for building rural homes around the country. He built properties and developments within Burley; streets and lanes in the area are named after him. His nephew was Clough William Ellis, the eminent architect who built 'Portmeirion' in Wales in 1926.

ACCOMMODATION

An attractive and original oak front door leads to the entrance hall and galleried, glass two storey atrium. The panelling throughout is a striking feature.

There are 5 main reception rooms on the ground floor: the drawing room, dining room, family sitting room and two further sitting rooms. There is also a first floor games room and a glass study adjacent to the master bedroom and a studio.

The property has four staircases in the different wings of the house and a lift for easier access to the first floor making it ideal for privacy in an extended family situation.

All the flooring throughout is of the finest Welsh Oak.

HALL





DRAWING ROOM

The drawing room is perfect for grand entertaining. Guests glimpse the room from the entrance hall through folding panelled doors before entering this beautiful and impressive room (28ft x 26ft). Light streams in through three sets of double French doors leading onto the formal lawns.



DRAWING ROOM



THE DINING ROOM

Extravagant proportions continue into the dual aspect dining room, which can easily hold large dinner parties comfortably and in style. The room is panelled throughout, incorporating a library and panelled alcoves. The bay window gives views over the patio and magnificent Lime trees. There is a working fireplace with original Delft tiles. A glazed door leads out to the arched loggia and gardens.

THE KITCHEN

The large kitchen possesses dining and family seating areas, an AGA, pantry, utility room and French doors onto the formal lawns.

A secondary kitchen is located at the other end of the house off the family sitting room for convenience and to facilitate entertaining outside in the Loggia. There is a further kitchen in the cottage at the other end of the house.





BEDROOM 3

BEDROOMS

There are 11 bedrooms in total (5 en-suite) and 1 single bedroom. This includes 3 bedrooms at the cottage end of the house.

The master bedroom is situated at the top of the main staircase through double mahogany doors. Splendid high ceilings and a southerly aspect make this a very bright and spacious room. There are full length fitted wardrobes and an en-suite bathroom. Double French doors lead onto a private large balcony with views over the formal lawns and further gardens.

A glass study adjacent to the master bedroom gives extensive views over the front gardens.

Bedrooms 4 & 5 share a south-east facing balcony overlooking the sunken garden.

MASTER BEDROOM AND ENSUITE BATHROOM



GARDENS AND GROUNDS

The gardens of Castletop House have been planted over a 100 year period and would be impossible to replicate in a life-time. The house comes with approx. 6.5 acres including $\frac{3}{4}$ acre kitchen garden with a large green greenhouse and store.

The south facing gardens consist of mature herbaceous borders surrounding formal lawns and provide a beautiful setting for the house. The borders have been professionally designed and well stocked with a large variety of shrubs and perennials.

There are many seating areas on the terraces connecting paved walks, a swimming pool and an elevated wooden deck. Sweeping lower lawns lead down to woodland gardens.

The lower woodland garden has special and rare flowering rhododendrons, azaleas and mature rare trees, under planted with daffodils and bluebells. One particularly stunning, deep red rhododendron has been named after the house.

With direct access to the forest Castletop makes an ideal equestrian home. There is also an option to acquire a further 4 acres of adjoining ancient woodlands, rare rhododendrons and specimen trees.



ABOVE & BELOW VIEW FROM MASTER BEDROOM BALCONY







CASTLETOP HOUSE

Gross internal area (approx):

Main House = 824.2 sq m / 8872 sq ft

Cottage 1 = 115.8 sq m / 1246 sq ft

Cottage 2 (Stables) =

144.7 sq m / 1558 sq ft

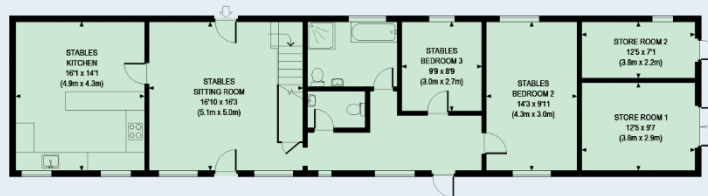
Garage = 42.0 sq m / 452 sq ft

Total = 1126.7 sq m / 12128 sq ft

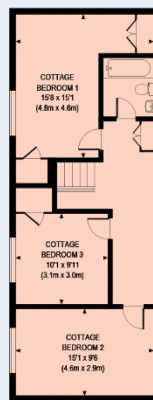
External Area = 76.0 sq m / 817 sq ft

For identification only - Not to scale

Ground Floor

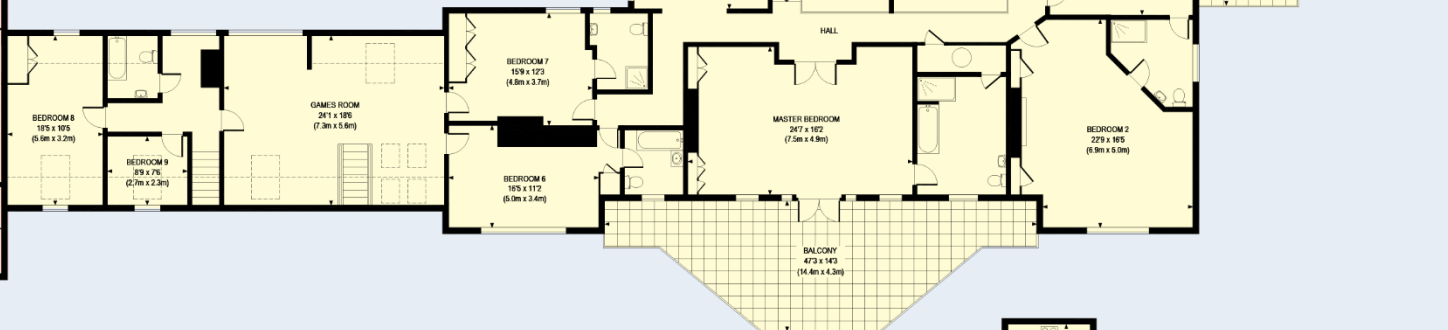


First Floor



FIRST FLOOR

First Floor



GROUND FLOOR

Ground Floor

- Main House
- Cottage 1
- Cottage 2 (Stables)
- Garage

Main House



Stables



GENERAL REMARKS AND STIPULATIONS

Fixtures and Fittings

All fitted carpets, curtains, blinds, light fittings, garden ornaments and equipment are specifically excluded from the sale, but may be available by separate negotiation.

Services

Oil fired central heating, oil tank, mains metered water, mains electricity (3 phase), private drainage & septic tank.

Local Authority

New Forest District Council

Tel: 023 8028 5000

www.newforest.gov.uk

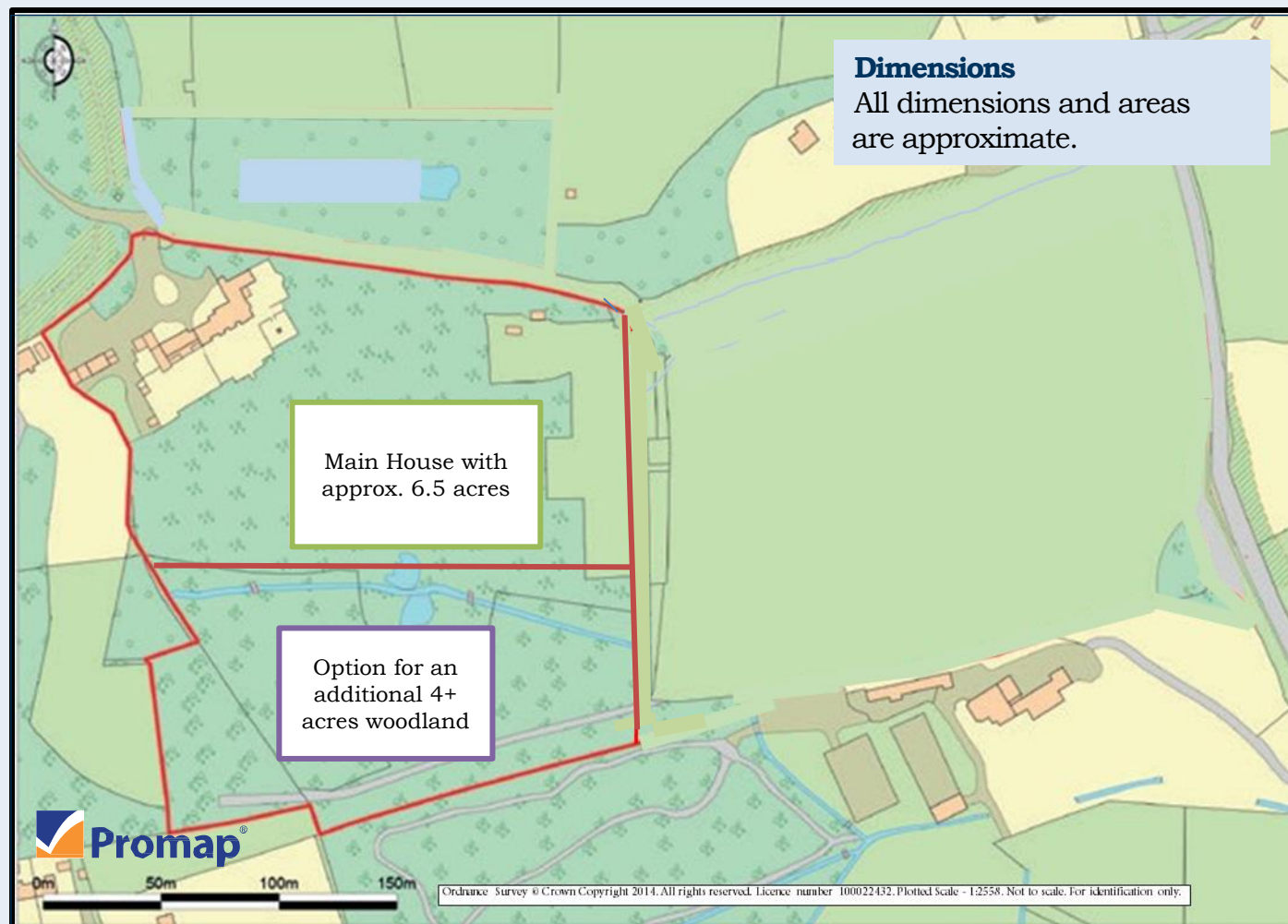
Council Tax: Band H

Tenure

Freehold with vacant possession upon completion

Rights of Way, Footpaths and Easements

The property is offered subject to and with the benefit of all rights of way, both public and private, all wayleaves, easements and other rights whether or not specifically referred to in the brochure.



Planning

Castletop House and all its affiliated buildings are not listed

Energy Performance Certificate

Castletop House = C

Castletop Stables = E

A copy of the full Energy Performance Certificate is available upon request.

Directions (Postcode BH24 4HG)

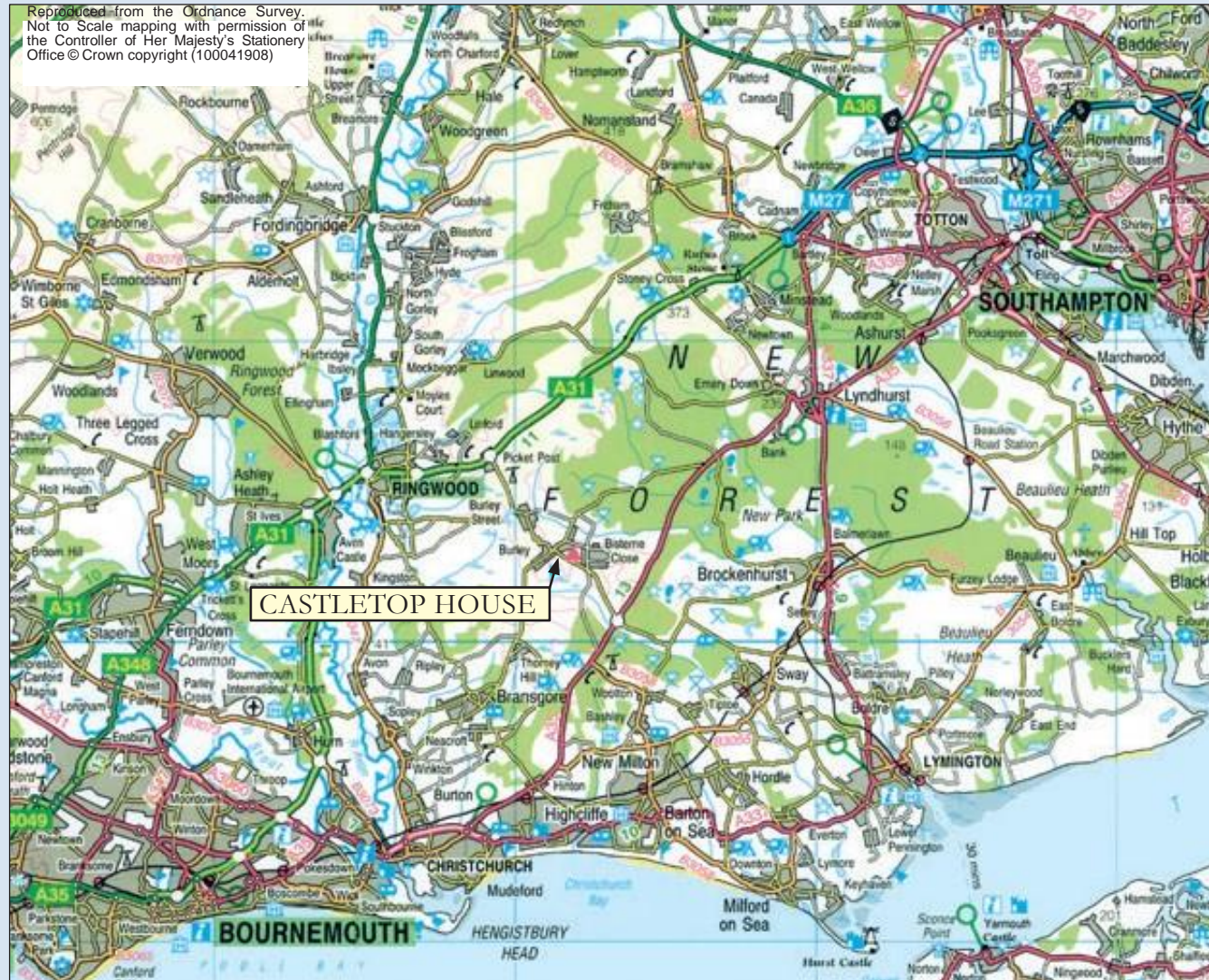
From London take the M3 towards Southampton and at Junction 14 take the exit for the M27 West (to the New Forest

and Bournemouth). Continue onto the A31 towards Ringwood, turning left at Picket Post towards Burley. Proceed to the village and shortly after the "Burley - please drive carefully through the village" sign, and just before the "Burley - 30" sign there is a right turn up a gravel lane called Castle Hill Lane, which you should take. Continue all this lane for a short distance and at the fork take the left turn, the entrance for Castletop House will be found on the right-hand side.

Viewings

Strictly by appointment with the selling agents.

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Contact

Please contact via
Agent

Important Notice

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