







## THE WALLED GARDEN

The Walled Garden, Cadnam, Hampshire, SO40 2NR

SK Property Group are thrilled to be appointed as the exclusive agent for this stunning residence. Originally the potting sheds and vegetable plots of 'Bartley Lodge', a Grade II listed 18th-century country home, it has served as a retreat for notable families, including Major Edward Gilbert, the renowned geologist Sir Charles Lyell, and the Shore family.

This magnificent home is nestled within beautifully landscaped gardens spanning nearly 1.25 acres, in a secluded setting, aptly named 'The Walled Garden'.

It is evident throughout the property, the current custodians have sympathetically and meticulously renovated this unique and charming dwelling, providing versatile accommodation, approaching 5,000 sq. ft., embodying the concept of bringing the outdoors in.

*"In the herbage of the park, I heard the mingled tinkling warble of a dozen goldfinches the sweet song of the robin sounded from tree to tree. From the forest arose a few melodious notes of the thrush, and the loud laugh of the green woodpecker. A pied wagtail with his cheerful "chippeet" alighted on the roof of the house above me a lark flew across the park, uttering his pretty plaintive cry. In the garden, the scream of the jay and the chattering of jackdaws completed the gay, though not always melodious, concert."*

**Emily Shore**



Situated in a prime  
location in the desirable  
New Forest National Park







## SUMMARY

Stunning 5,000 sq. ft. residence including detached secondary dwelling.

**Main residence:** Master bedroom with en-suite bathroom • Two further double bedrooms with en-suite bathrooms • Open plan sitting room • Dining room • Kitchen/breakfast room • Utility room & cloakroom • Mezzanine level day room

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**Secondary residence:** one double bedroom with en-suite bathroom • Open plan lounge & dining room • Kitchen • Utility room

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**Detached office:** with mezzanine floor • Cloakroom • Garden storage (located behind office)

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Electric gates • Driveway • Triple garage • Double oak car port

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Racking system including security, CCTV & audio systems

**All set approaching 1.25 acres of formal gardens.**



## SITUATION

The Walled Garden is one of the finest homes, situated in the village of Cadnam in Hampshire.

Accessed via electric gates from a quiet country lane that intertwines with the lush woodland, a sweeping and tree lined driveway, providing extensive parking for several cars, leads to cast iron gates, which beckon you to the picturesque, manicured lawns.









## Reception

On arrival you are greeted by a welcoming and spacious reception hall.

The ground floor features a gracefully crafted 33 ft. open plan sitting room, with high vaulted ceilings, enveloped by exposed oak beams and complemented by south westerly views of the formal gardens. French doors further enhance the sitting room, inviting an abundance of light, that resonates throughout the home.

A mezzanine level, accessed by oak stairs, provides a the most idyllic reading nook.

Superb family home  
offering spacious and  
versatile living  
accommodation.







Impressive living area of  
open-plan design.





## Kitchen

The equally impressive, double aspect kitchen lends itself to the heart of the home with dynamic ease, having been stylishly renovated.

It boasts an impressive selection of units, featuring fully integrated Siemens (Wi-Fi), Bosch dishwasher and Caple appliances, including a double oven, coffee machine, induction hob and wine fridge, accented by Corian worktops.

There is also a generously sized utility room with an external entrance, the solution to muddy boots after morning strolls in the enchanting New Forest. A stylish and modern downstairs cloakroom also resides in the utility room, complete with Porcelanosa fittings.









### **Formal dining/day room**

An ample light streams through the windows, creating a warm ambiance. The radiant charm of this area lends itself to relaxed breakfasts with the family, elegant evening entertainment, or al fresco dining with direct access to the cottage garden terrace, on those warm summer evenings.









### **Principal suite**

Elevated by a minimal staircase at the end of the hallway, an idyllic and peaceful sanctuary unfolds. High ceilings, large windows and French doors, enticing a natural light, invite you to a small private terrace boasting wonderful scenery over the gardens.

Panelled wardrobes offer stylish and vast storage solutions.









Concealed doors offer access to a luxurious en-suite, adorned with floor to ceiling tiles, "his & hers" sinks, free standing bath and separate shower cubicle, all with top of the range fixtures & fittings.





## Accommodation

Two further double bedrooms grace the hallway, both bedrooms are of similar size, and each with their own sweeping staircases leading to opulent en-suites, complete with showers and top of the range fixtures & fittings.



“There are two things  
that make a room  
timeless: a sense of  
history and a piece of  
the future”

Charlotte Moss







## Office

The oak framed building lends itself beautifully to the rustic aesthetic of the historical gardens. Currently offering a stunning location for day to day working, with a mezzanine level accessed via a spiral staircase and a modern cloakroom. French doors lead out onto a private garden and also incorporates large garden storage to the rear.

## Worth noting

Previously functioned as separate living accommodation, with an en-suite shower room, kitchen, downstairs living and an upstairs bedroom, prior to being converted to an office.







## Secondary dwelling

Offering enviable versatility, with a principle room with en-suite, a vast lounge/dining room, large kitchen with granite worktops and separate utility room. Additional loft space can be accessed via a wooden staircase, located internally. Enveloped by panoramic windows over the glorious gardens and French doors that lead out to an expansive terrace.

A triple garage is located to the rear of the property, however, these garages could easily be transformed into a further two double bedrooms and en-suites, with the correct planning permission sought.

A perfect solution for a family with an au-pair or seeking a solution for extended family living.



A vast space that serves as an exceptional choice for extended living.







## Formal gardens

Once serving as 18th-century vegetable plots for the manor house, these enchanting gardens are now a meticulous tapestry, featuring well established mature trees and shrubs, an ornamental fountain, and several seating areas, all designed to maximise the gardens enjoyment. At night, the gardens are beautifully illuminated, creating a magical atmosphere. An outdoor audio system enhances relaxation and entertainment, complemented by a picturesque garden arbour, perfect for unwinding on more leisurely evenings.

The property ensures a high degree of privacy, surrounded by original walls that enclose the grounds.





## Location

Situated in the sought-after village of Cadnam, close to surrounding villages of Copythorne and Bartley. Cadnam boasts four public houses, a primary school, village hall close by and church.

The New Forest is home to renowned private schools including Moyles Court, Forres Sandle Manor and Wallhampton.

Nestled on the edge of the stunning New Forest National Park, the delightful village of Cadnam features a lively community spirit. Close by, Lyndhurst and Romsey enhance the dining and entertainment landscape, giving residents an array of restaurants and leisure activities to enjoy. The New Forest itself is a perfect haven for outdoor lovers, offering expansive open spaces ideal for scenic strolls and thrilling horseback riding experiences. Nature enthusiasts will appreciate the rich wildlife and tranquil scenery that define this captivating region. For those in search of urban conveniences, the bustling city of Southampton lies to the east, providing a wide variety of shops, entertainment options, and cultural attractions.

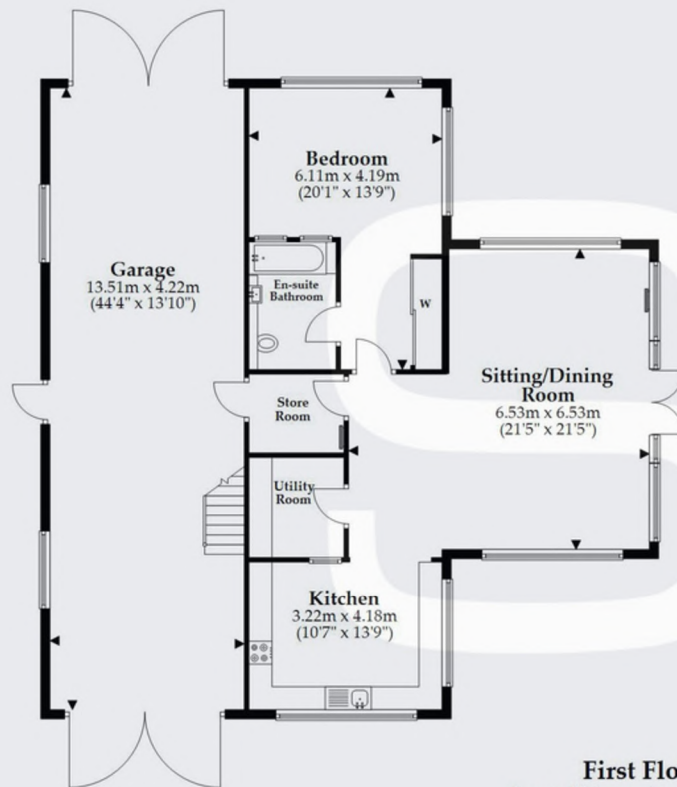
The Ageas bowl is approximately approx. 16 miles away, which is the home of Hampshire Cricket.

The cathedral city of Winchester is about approx. 19 miles away, with a substantial range of shopping and entertainment facilities, together with a mainline railway station, serving London Waterloo in approximately 1 hour.

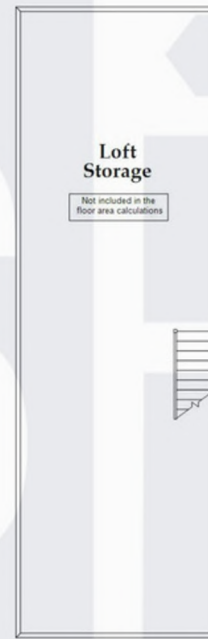
Transportation links are excellent, with Junction 2 of the M27 motorway providing easy access to the M3 motorway, facilitating convenient travel to London and the M25. The nearby villages of Ashurst and Totton offer direct rail connections to London Waterloo. Southampton Airport is approximately 12 miles away, offering European flights and Southampton Airport Parkway provides direct links to Waterloo.



**Annexe Ground Floor**  
Approx. 144.3 sq. metres (1553.4 sq. feet)



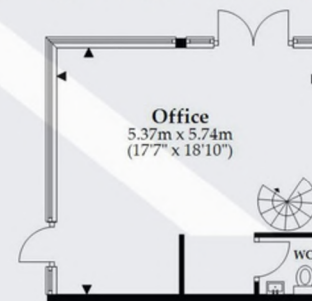
**Annexe First Floor**



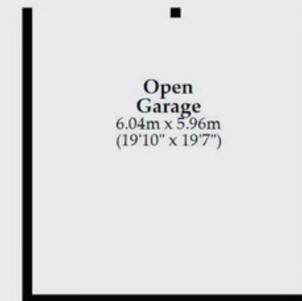
**Outbuilding First Floor**  
Approx. 17.2 sq. metres (184.6 sq. feet)



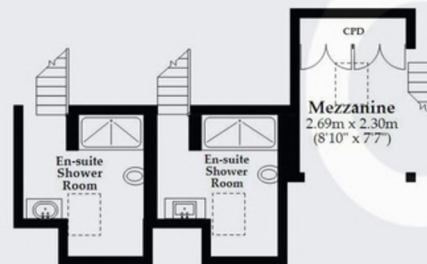
**Outbuilding Ground Floor**  
Approx. 30.8 sq. metres (331.5 sq. feet)



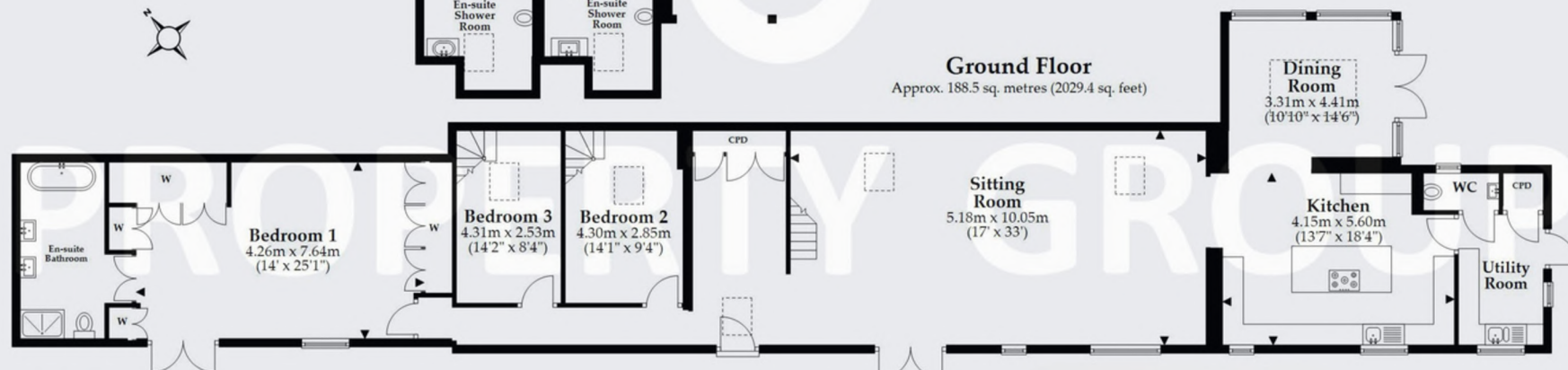
**Garage**  
Approx. 36.0 sq. metres (387.5 sq. feet)



**First Floor**  
Approx. 23.4 sq. metres (251.5 sq. feet)



**Ground Floor**  
Approx. 188.5 sq. metres (2029.4 sq. feet)



**Total area: approx 440 sq. metres (4,737 sq. feet) including garage**  
**This plan is not to scale and is for general guidance only.**



### Owners' Remarks

We have always loved The Walled Garden because it offers the perfect blend of comfort and style. The spacious layout creates a warm, welcoming atmosphere, and the natural light fills every room. We are especially fond of the peaceful surroundings and the sense of privacy it offers, all while being conveniently close to local amenities. It truly feels like a sanctuary where we can relax and unwind.

### Agents' Remarks

The Walled Garden is an imposing and multifaceted residence, set in stunning grounds with endless opportunities for the family members to reside, with the secondary dwelling could be ideal for teenagers, au pair or other family members, alternatively a holiday cottage. However, this does not detract from the fact this is one of the most alluring and charming family homes I have had the privilege to market. Despite the extensive scale of the property, it provides both an intimate and impressive setting, adapting to the ambience desired.

**"Your home should tell a story of who you are,  
and be a collection of what you love"**

Nate Berkus

*Douglas Stirling-Kibble*



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