

# Little Ashton, Walhampton Hill, Hampshire

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# A Grade II listed historic house with **fabulous waterside views**, sitting on the edge of the Georgian market town of Lymington.

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## Summary of accommodation

Entrance hall | Kitchen/breakfast room | Dining room | Sitting room | Utility room | Cloakroom | Cellars

Four to five bedrooms | Four shower/bathrooms

**Cottage:** Entrance hall | Kitchen/dining room | Sitting room | Snug | Bathroom | Two bedrooms

Separate garden office | Boat shed

Gardens, orchard and woodland extending to about 1.167 acres

## Distances

Lymington town station 0.4 miles. Bournemouth Airport 16.8 miles. Southampton Central train station 17.5 miles

(All distances and times are approximate)



Knight Frank Lymington  
6 Solent House, Cannon Street  
Lymington  
SO41 9BR  
[knightfrank.co.uk](http://knightfrank.co.uk)

**Toby Turnage**  
01590 630591  
[toby.turnage@knightfrank.com](mailto:toby.turnage@knightfrank.com)



## Little Ashton

This Georgian property overlooking the Lymington River sits above the road to Beaulieu within grounds that extend into ancient woodland. The impressive symmetrical façade has a central porticoed entrance with bay windows on either side. Well-proportioned rooms enjoy high ceilings, large sash windows and have pale oak flooring creating a wonderfully light home that was comprehensively renovated in 2011. A gravel, in-and-out carriage drive leads you to the cottage at the rear of the main house that has been owned by the same family for fifty-six years.

The heart of the home is a well-designed kitchen/breakfast room with a Clearview woodburner and two-door electric AGA. The Neptune kitchen has integrated fridges, pale oak surfaces and travertine flooring. It has a central unit with bar seating, halogen hob and integral Bosch oven. The breakfast area is within a conservatory that catches the morning light and has French doors opening onto the terrace. The dining room has a bay window, French doors and a Jet master fire. Double doors off the hall lead to the sitting room, which also has a fireplace and sunny bay window. There is a downstairs cloakroom, a utility room and wine cellars.







Upstairs, a spacious first floor landing leads to the principal bedroom with its original fireplace. It enjoys far-reaching views over the Lymington River from the bay window and has a bathroom. The guest bedroom also has wonderful views from a bay window and an ensuite shower/bathroom. There is another bedroom with an original fireplace and an ensuite shower room. A single room that has views across the river is currently used as a study with a fitted desk but would make a good child's bedroom.

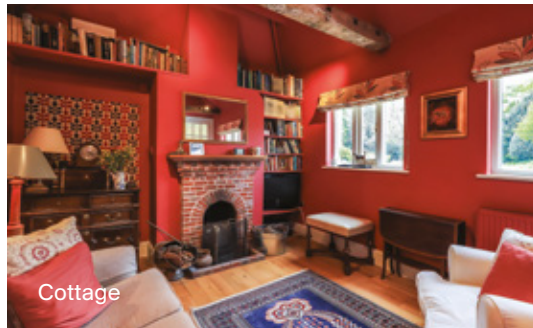




Cottage



Cottage



Cottage

Stairs over the laundry cupboard take you to the second floor where a large, double bedroom has views to the front and back, an adjacent family bathroom and access to attic space.

To the rear of the house is a separate cottage, once the original coach house, stable and hayloft. This was converted in 2009 and now comprises a kitchen/dining room, adjacent snug with open fireplace and separate sitting room, off which is a single bedroom, and a shower/bathroom. There is a double bedroom on the first floor. Outside there is a garden office or store.

The grounds are well-established with shrubs and borders in a part-walled garden, an upper lawn, orchard and woodland featuring mature oaks and beech trees.

## Location (SO41 5RB)

Walhampton Hill is a particularly appealing location due to its proximity to both the Lymington River, countryside and the busy High Street that offers a Saturday market and a range of independent shops, bars and restaurants. Ideally located for sailors, Lymington has an excellent range of sailing clubs, moorings and marinas all of which provide unrivalled access to the Solent. The house lies within the New Forest National Park with miles of walks and cycle tracks. Lymington has two railway stations, both of which are a short walk away. There is a nearby footpath to both the Walhampton Arms and Walhampton School.

**What3words:** [///nowadays.horizons.alpha](https://www.what3words.com/nowadays.horizons.alpha)

## Services

Mains water, gas and electricity. Private drainage. Superfast broadband available.

## Property information

**Tenure:** Available freehold

**Local Authority:** New Forest District Council

**Council Tax:** Band G

**Guide Price:** £3,000,000





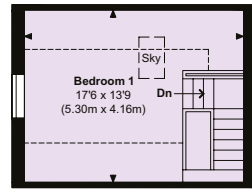


Approximate Gross Internal Floor Area  
**Main House = 3132 Sq Ft / 290.99 Sq M**  
**Cottage = 992 Sq Ft / 92.10 Sq M**  
**Office = 133 Sq Ft / 12.33 Sq M**  
**Boat Shed = 150 Sq Ft / 13.96 Sq M**  
**Total = 4407 Sq Ft / 409.38 Sq M**

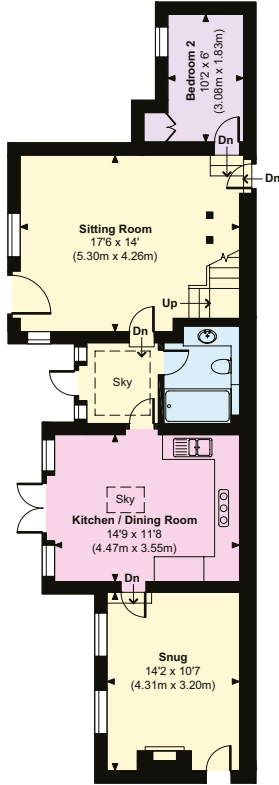
Outbuildings are not shown in correct orientation or location.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

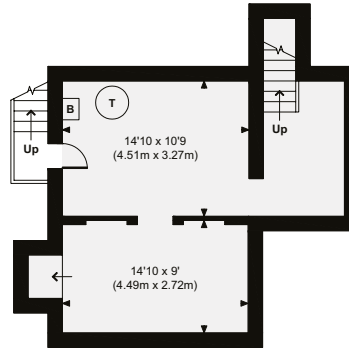


**Cottage First Floor**

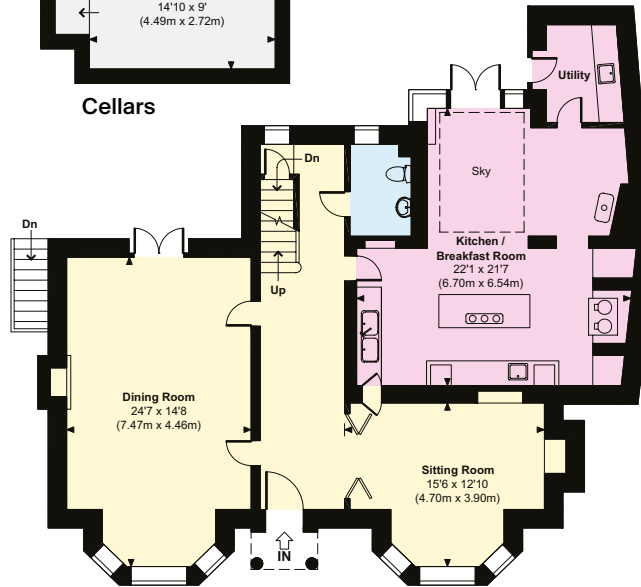


**Cottage Ground Floor**

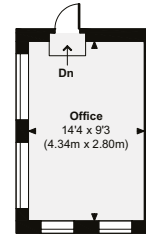
Indicates restricted room height less than 1.5m.



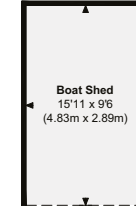
**Cellars**



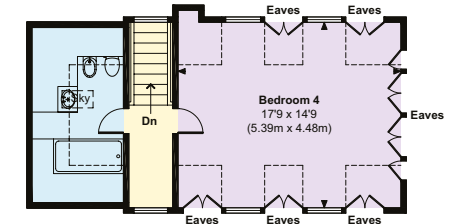
**Ground Floor**



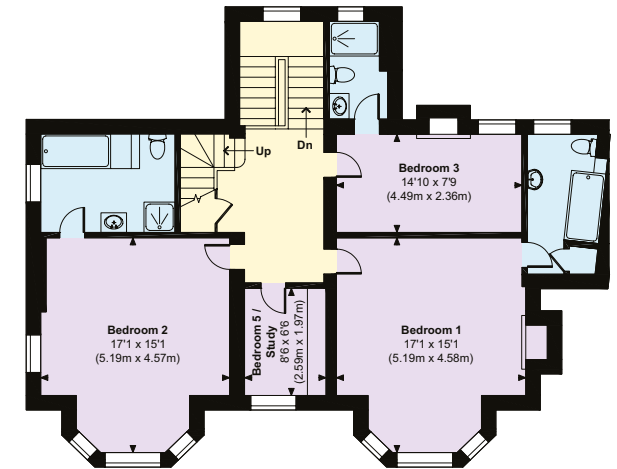
**Office**



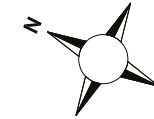
**Boat Shed**



**Second Floor**



**First Floor**



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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