

# House on the Shore

Beaulieu, Hampshire





## A beautifully situated private residence in a prestigious beachfront location.

Beaulieu 4.5 miles, Lymington 5.5 miles, Brockenhurst 10 miles (London Waterloo 94 minutes),  
Lyndhurst 12 miles Southampton 19 miles, Southampton Airport 23 miles, Southampton-Cowes Red Jet 23 minutes  
(All distances and times are approximate)



### Summary of accommodation

Entrance hall | Drawing room | Dining room | Conservatory Kitchen/breakfast room | Sitting room | Second kitchen Pantry | Boot room | Laundry room

Principal bedroom with dressing room and en suite bathroom | Two guest bedroom suites | Four further bedrooms | Two further bathrooms

Integral garage | Staff annexe

Swimming pool with pool house

Floodlit tennis court, gardens and slipway

About 128 metres of beach frontage

**In all about 20.50 acres which includes 14.24 acres of foreshore**

## Situation

House on the Shore has been in the same family ownership for 70 years, with the present family members having lived there for over 35 years. It occupies a dramatic beachfront position at the end of a quiet lane off a long private road. To the north lies open arable farmland forming part of the Sowley Estate, to the west private woodland belonging to the property and to the south the beach from where spectacular uninterrupted views open up across The Solent to the Isle of Wight. This stretch of coastline is home to a privileged handful of private country homes and beachfront retreats, which rarely come to the market.

The house sits beautifully within its grounds with ample garden space separating it from its beach and sea wall. To the north are sheltered private gardens with a swimming pool, floodlit tennis court and pool pavilion which has been refurbished to provide a charming guest annexe. House on the Shore represents a rare opportunity to acquire a house in this exclusive and prestigious location.



## House on the Shore

House on the Shore was built around 1914, in the classic Arts and Crafts style by Lord John Montagu of Beaulieu, father of the current Lord Montagu of Beaulieu. The house is well set back from the water's edge with an expansive area of lawned garden, ideal for entertaining. It has been modernised and refurbished in the last 15 years and is beautifully arranged to take full advantage of its exceptional position.

Built principally of Beaulieu brick, tiles and oak, the house is presented in exceptional order; it has been re-plumbed, re-wired and insulated and has internet access in all of the rooms. There is under floor heating to the conservatory extension and guest bathroom. There is extensive use of lime plastered walls, oak windows, sand blasted beams and woodwork, together with tiled fire places, beamed ceilings and oak boarded floors.

There are four main reception rooms including a spectacular conservatory with double doors out to the terrace and garden beyond.



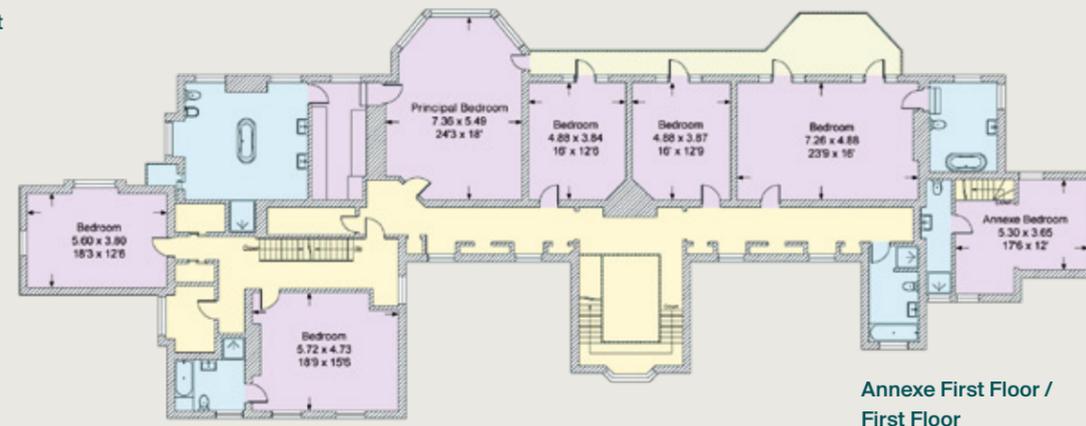
The kitchen is well equipped with Gaggenau appliances and has a breakfast room leading to a conservatory. The sitting room is a more intimate winter reception room. The drawing room and dining room are particularly fine rooms, all connected for ease of entertaining with fine southerly views over the water. The owners have retained and restored the original 1950's kitchen as a historical link with its past, off which is an excellent larder, boot room and laundry room. The house was one of the first in England to include a garage as part of the house, Lord John Montagu being an early motoring pioneer.



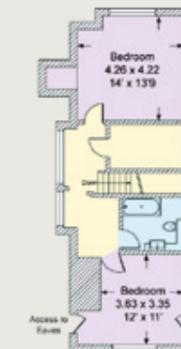


Approximate Gross Internal Floor Area  
 House: 802 sq m / 8633 sq ft  
 Garage: 38.9 sq m / 419 sq ft  
 Annexe : 40.2 sq m / 433 sq ft  
 Outbuilding: 69.3 sqm / 746 sq ft  
 Total: 950.4 sq m / 10231 sq ft

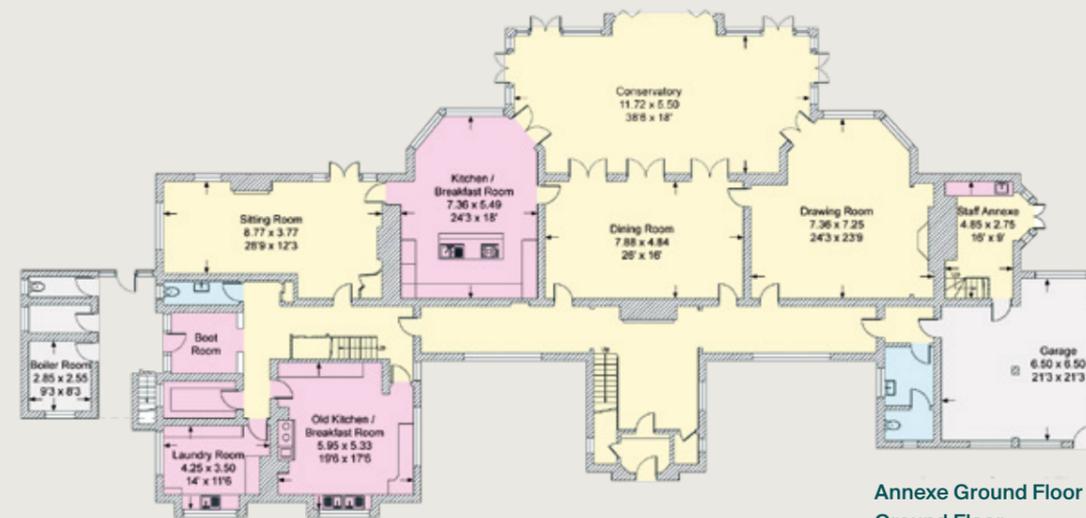
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



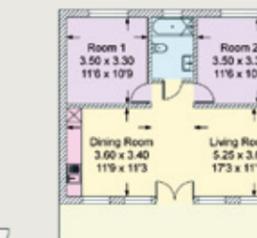
Annexe First Floor / First Floor



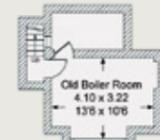
Second Floor



Annexe Ground Floor / Ground Floor



Pool House



Cellar

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.



On the first floor is a superb principal bedroom suite with high ceilings, private balcony, concealed en suite dressing room and large en suite bathroom with shower.

There are two further guest bedroom suites on the first floor, three further bedrooms and a family bathroom, together with a further two bedrooms and a bathroom on the top floor. All of the bedrooms have wonderful views.

At the western end of the house is an integral garage and staff annexe comprising a bedroom with en suite shower room and a sitting room/kitchen.



## Outside

The driveway leads to the north of the house approaching the dramatic Arts and Crafts main elevation, reaching a turning circle which continues to a service yard to the west. Nearby is a gardener's bothy and a range of implement sheds. To the north is a floodlit tennis court and a charming swimming pool kept in its original 1950's form, together with a Pool House comprising a dining room/kitchenette, living room, two further rooms and bathroom. There are about 128 metres of beach frontage and a concrete slipway, giving access into the water.





# Hampshire

Superbly situated on Hampshire's rural coastline and surrounded by the 2,000 acre Sowley Estate and the 7,000 acre Beaulieu Estate, few areas in the south of England can match this for privacy and seclusion. Around the property there are a few coastline houses, arable farmland and private beaches. Locally there are charming country towns, villages and hamlets such as Bucklers Hard, epitomising coastal England at its very best.

**Schools:** There are a number of good schools in the area, including Hordle Walhampton, Durlston Court and King Edward's in Southampton, and Canford and Bryanston within an hour's drive. There is also an excellent range of private and state schooling in Winchester and Salisbury.

**Sailing:** The Solent, an important recreational area for water sports, particularly yachting, hosting the Cowes week sailing event, is on the doorstep.

**Shopping:** Lymington is nearby with a good selection of shops, restaurants and supermarkets, with Southampton providing a more extensive range.

**Restaurants:** The luxury Lime Wood boutique country house hotel, famous for its food and spa, is 11 miles away. Its sister hotel and restaurant, The Pig, is just 8 miles with the award winning Relais & Chateaux Chewton Glen within 14 miles.



# Property Information

**Services**

Mains water and electricity, oil fired central heating and private drainage. Under floor heating to conservatory and guest bathroom. Main house and pool house have Gigabit fibre broadband.

**Tenure**

Freehold

**Local Authority**

New Forest District Council: 023 8028 5000

**Council Tax**

Band H

**Fixtures, fittings and contents**

Fitted carpets are included in the freehold sale. All other items known as tenants' fixtures and fittings including curtains, light fittings, garden ornaments, statuary and estate equipment are excluded from the sale. However, some may be available to a purchaser by separate negotiation.

**Viewings**

Viewings are strictly by appointment with the vendors' agents.

**Directions (Postcode: SO42 7XN)**

From the M27 leave at junction 2 heading south on the A326 signed to Fawley. After approximately 9 miles, at the Dibden Purlieu roundabout, take the B3054 signed to Beaulieu. Proceed through the village of Beaulieu and after the village, at the junction, turn left onto the B3055 signed to Lymington. After 300 yards turn left signed to Bucklers Hard and after 500 yards turn right (which is not signposted). Follow this lane for approximately 3 miles and turn right signed to East End. After 150 yards turn left signed to Sowley Lane and follow this lane for about 300 yards turning left into a private road signed Thorns Farm, which is an unmade track. Follow this track for about 1 mile and take the first right at the set of electrically operated wooden entrance gates into the private drive leading to House on the Shore.

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