

Little Ashton, Walhampton Hill, Hampshire





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

Summary of accommodation

Entrance hall | Drawing room | Study/dining room | Kitchen/breakfast 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 New Forest & Isle of Wight
6 Solent House, Cannon Street
Lymington
SO41 9BR
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Jack Newland
01590 630591
jack.newland@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Hattie Young
020 7861 5497
hattie.young@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 drawing 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.

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.





Cottage



Cottage



Cottage

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](#)

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: £2,950,000

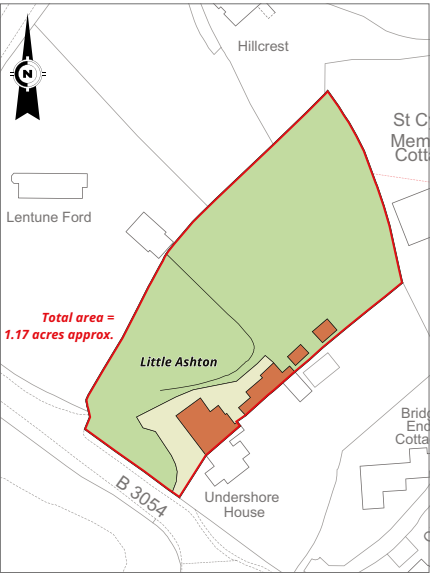


Approximate Gross Internal Floor Area
Main House = 3132 Sq Ft / 290.99 Sq M
Cottage = 992 Sq Ft / 92.10 Sq M
Office = 133 Sq Ft / 12.33 Sq M
Boat Shed = 150 Sq Ft / 13.96 Sq M
Total = 4407 Sq Ft / 409.38 Sq M

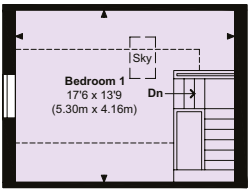
Outbuildings are not shown in correct orientation or location.

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.

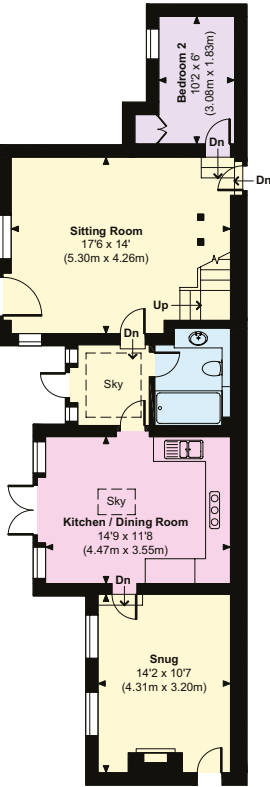
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



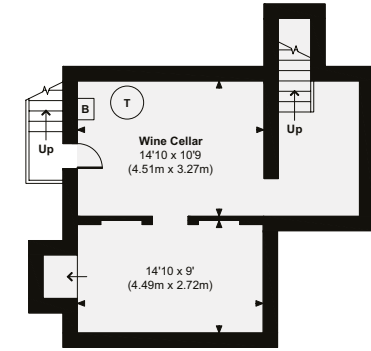
Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



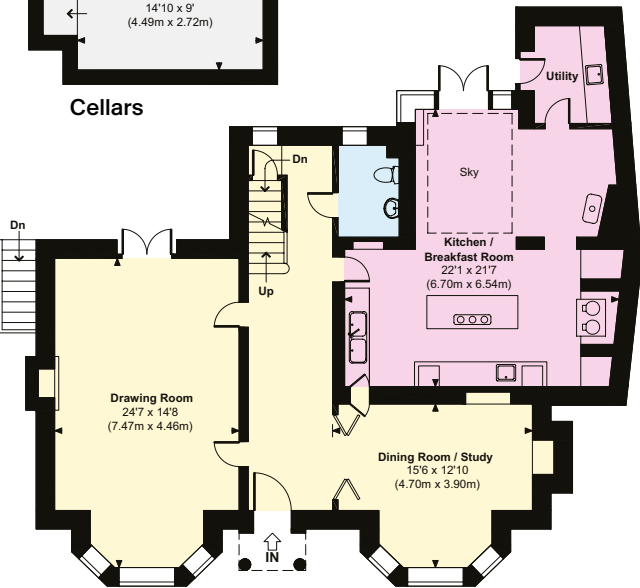
Cottage First Floor



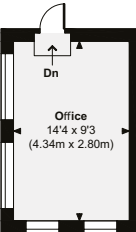
Cottage Ground Floor



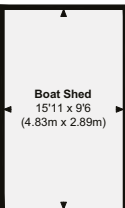
Cellars



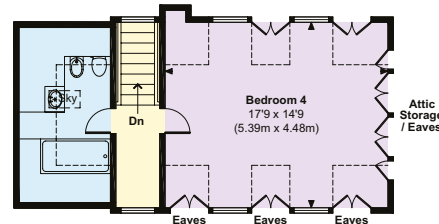
Ground Floor



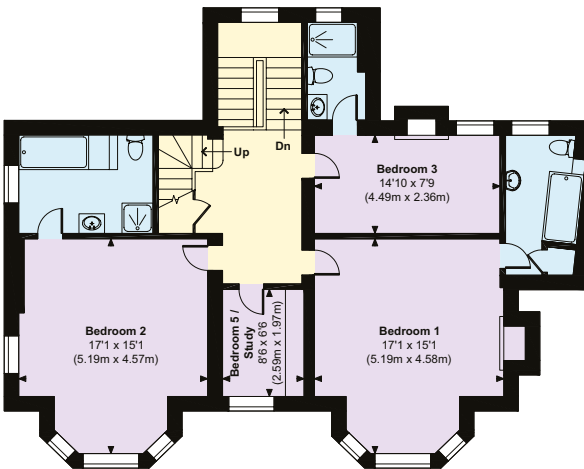
Office



Boat Shed



Second Floor



First Floor

Indicates restricted room height less than 1.5m.



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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2025. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com