

Clobb Gorse

Beaulieu, Hampshire







Clobb Gorse

Bucklers Hard Road, Beaulieu, Hampshire, SO42 7XA

A well-presented family house set in beautiful garden and grounds close to the Beaulieu River.

Bucklers Hard and its Marina 0.5 miles, Solent Beach 1 mile, Beaulieu 2 miles, Brockenhurst 7 miles (London Waterloo from 90 minutes), Lymington 8 miles, Southampton Airport 11 miles, Southampton Central 17 miles, Bournemouth Airport 24 miles, Southampton to Cowes Redjet 23 minutes, Lymington to Yarmouth Ferry Terminal 30 minutes
(All distances and times are approximate)

Accommodation

Ground Floor: Entrance/ Reception Hall | Drawing Room | Sitting Room with adjoining Bar Room
Library | Dining Room | Kitchen/Breakfast Room | Utility Room | Boot Room | Studio/Study
2 Cloakrooms | Guest bedroom and Bathroom

First Floor: Principal Bedroom, Bathroom and Dressing Room | 4 Further Bedrooms
3 Further Bathrooms (2 adjoining) and an adjoining Shower Room (6 Bedrooms and 6 Bathrooms in total)

Staff Flat: Reception room with Open Plan Kitchen | Double Bedroom and Shower Room

Coach House: Studio Flat with Open Plan Kitchen and Shower Room with Double Garage Below

Pool House: Reception Room with Open Plan Kitchen | Shower Room | Changing Room and Plant Room

Garden and Grounds

In all about 7 acres

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Bucklers Hard

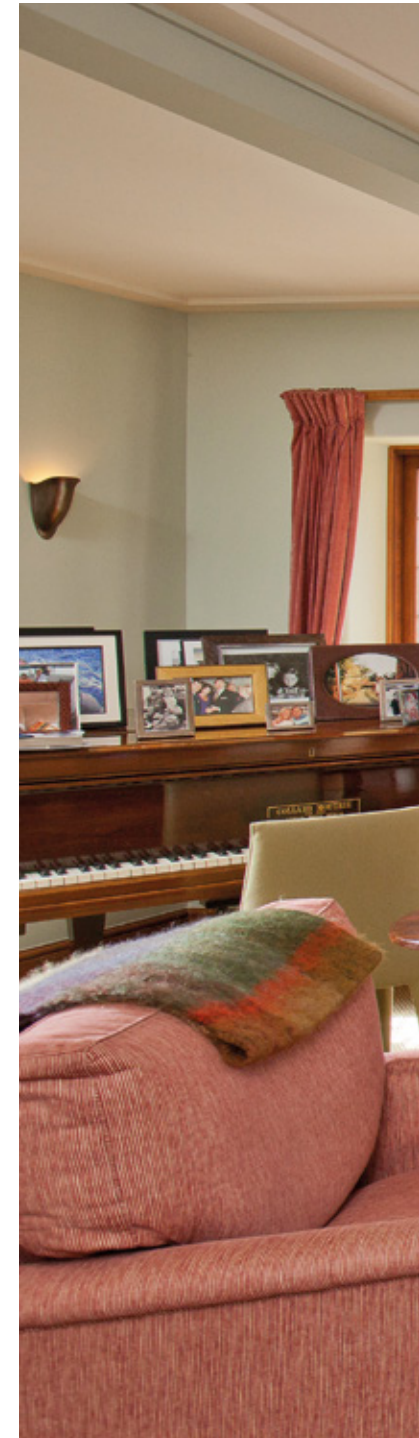
In the 18th century Bucklers Hard was an important ship building village and sits on the western bank of the Beaulieu River, a couple of miles south of Beaulieu village. Bucklers Hard has been in the private ownership of the Montagu family since it was founded in 1724 and is a mere half a mile from the house.

There are many moorings along the river and the marina has 110 deep-water berths. Within Bucklers Hard there is a hotel, restaurant and bar. The nearby village of Beaulieu provides a range of facilities including a general store, post office, newsagent, cafés, garden centre, hotel and Michelin starred restaurant. The Beaulieu River Sailing Club offers opportunities for sailing enthusiasts, as well as the Royal Southampton Yacht Club in St Leonards. The Solent beach is approximately 1 mile from Clobb Gorse.

The nearby Georgian market town of Lymington offers a wider range of boutique shops, supermarkets, restaurants and gastro pubs, as well as two private marinas and the Royal Lymington Yacht Club. The luxury Lime Wood Boutique Country House Hotel, famous for its spa and restaurant is 9 miles away. Its sister 'restaurant with rooms', The Pig, is just 7.5 miles with the award winning Relais & Chateaux Chewton Glen within 16 miles.

The New Forest, with 145 square miles of National Park heathland and woodland, offers not only outstanding natural beauty and wildlife, but also extensive walking, cycling and horse riding. There are a number of good schools in the area, including Hordle Walhampton, Durlston Court and King Edward's in Southampton. Also Canford and Bryanston are within an hours drive.

Clobb Gorse enjoys good communications, with the M3 to the north providing fast access to London and the A31/ M27 making both Portsmouth and Bournemouth easily accessible. In addition, there is a fast train service which runs from Brockenhurst to London Waterloo taking about 98 minutes, Southampton Airport is within 20 miles, with a direct train service to London Waterloo (from 69 minutes) and Bournemouth Airport is 32 miles.





Clobb Gorse

Clobb Gorse was built in 1927 and between 1941 and 1942, within the Beaulieu Estate was one of 11 houses requisitioned for the training of secret agents of Britain's Special Operations Executive (SOE). They were often referred to as "finishing schools".

Today Clobb Gorse offers beautifully presented extensive accommodation over two stories, amounting to approximately 6,728 square foot. The majority of the rooms are all south facing overlooking the wonderful landscape gardens with pastureland beyond. The property certainly lends itself to either cosy family living or entertaining. Beyond the five reception rooms is a generous kitchen/ breakfast room with a boot room and utility room off. Beyond this area is a study and a ground floor guest bedroom with an adjoining bathroom.

Over the first floor all five double bedrooms enjoy south facing views and all have access to their own bathrooms or shower rooms. Above the guest bedroom, bathroom and study on the ground floor is a first floor flat/ annexe comprising of an open plan kitchen/ reception room, double bedroom and adjoining shower room. This annexe is self-contained and benefits from its own access to the eastern part of the property.

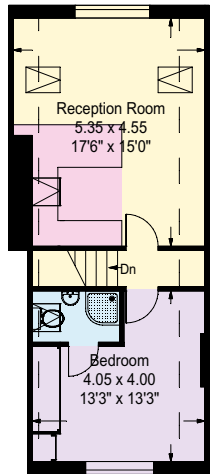




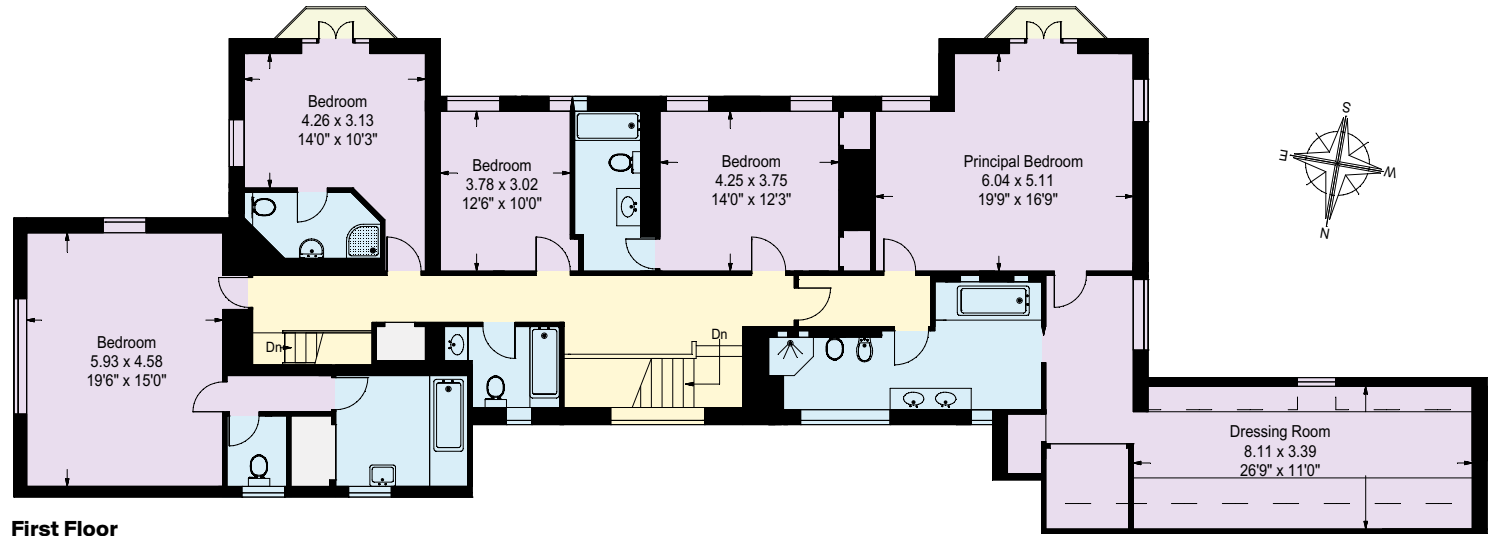
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area
House: 625sq.m. or 6728sq.ft.
Pool House: 49sq.m. or 527sq.ft.
Coach House: 93sq.m. or 1001sq.ft.

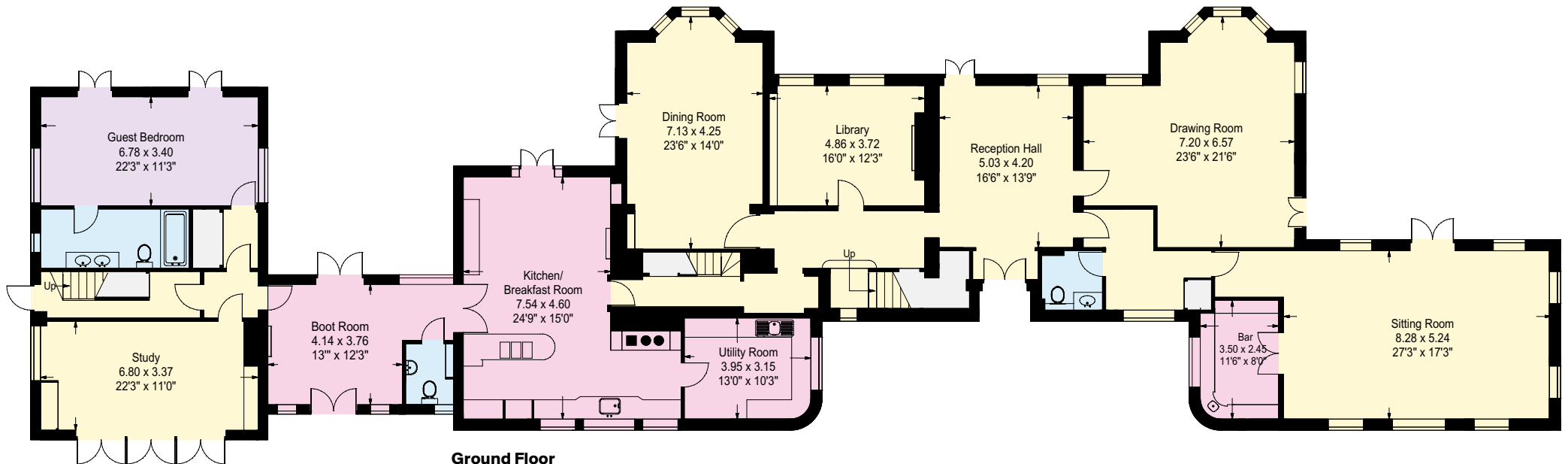
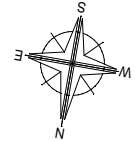
This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars



First Floor Flat/Annexe

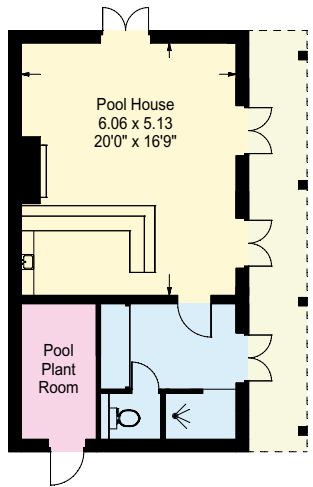


First Floor

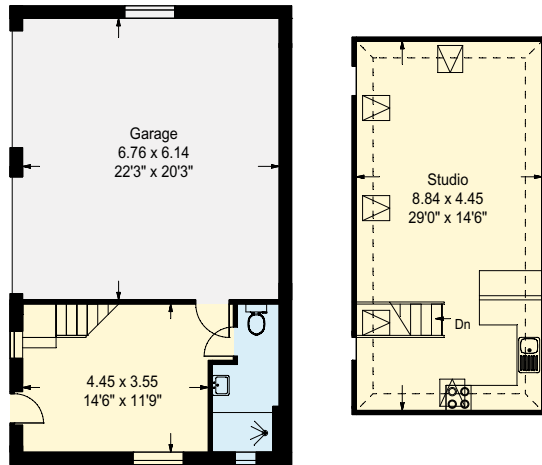


Ground Floor

Pool House



Coach House



Outside

Within the immaculately presented gardens is a brick built pool house comprising of a reception room, kitchen, changing room with cloakroom and shower.

To the west of the property, close to the entrance gate is the Coach House which comprises of a double garage, a ground floor reception/entrance hall with shower room off and stairs leading up to a large studio room with an open plan kitchen. Also to the west of the property is a tennis court, whilst to the south is a large expanse of pasture with a pond and field shelter.

The gardens and grounds are without a stunning feature and highly compliment this wonderful family home in this idyllic location, close to Bucklers Hard.

Services

Mains Electricity and Water
Oil Fired Central Heating
Bottled Gas for the Kitchen

EPC rating

E

Local Authority

New Forest District Council (Tel: 02380 285000)

Fixtures and fittings

All those items known as tenant's fixtures and fittings are specifically excluded from the sale but may be made available to a purchaser by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Directions

From the M27 leave at Junction 3 and turn south towards Southampton on the M271. At the Redbridge roundabout take the second exit then merge onto the A35 signposted





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."



**Total area =
7.00 acres approx.**

to Tottenham and Lyndhurst. At the next roundabout take the first exit onto the A326 signposted to Fawley. At the Dibden Purlieu roundabout, take the fifth exit onto the B3054, signposted to Beaulieu. Pass through Beaulieu and at the T-Junction turn left onto the B3054. Almost immediately, take the left hand fork onto Lodge Lane,

signposted to Bucklers Hard. Pass through a farmyard and at the next junction fork left and continue on this lane following all signs to Bucklers Hard. Shortly before Bucklers Hard fork right onto St Leonards Cottages and continue down this lane for a short distance. The entrance gates to Clobb Gorse will be found on the left hand side.



Connecting people & property, perfectly.

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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