

EFFORD PARK
— *Estate* —

LYMINGTON • HAMPSHIRE





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Lymington 2 miles • Brockenhurst 6 miles (London Waterloo from 1hr 37mins) • Easy access to Southampton and Bournemouth International Airports
(Distances and times are approximate)

‘Historic Grade II Listed Georgian country house in a spectacular parkland setting on the edge of the New Forest less than 2 miles from Lymington and the South Coast’*

Ground Floor - Entrance hall • Drawing room • Dining room • Billiard Room • Open plan kitchen/breakfast room • Sitting room
Study • Utility/laundry room • Workshops • Storage • Gym • Spa • Changing rooms • Party room

First and Second Floors - 14 bedrooms with 5 main bedroom suites • Additional bathrooms • Beautiful balconies
Potential to create self-contained family accommodation

Lower Ground Floor - Wine cellars • Store rooms • Games room • Plant room • Generator room

Self-contained Staff Annexe - Spacious living room • Kitchen • Bedroom suite

Outside - Swimming Pool • Tennis Court • Beautiful gardens and grounds • Walled garden • Estate yard • Coach House
Period stable block with planning for further accommodation • Approximately 820m River frontage on the Avon Water with fishing rights
Entrance Lodge • Parkland, farmland and mature woodland (with Efford Park's own flock of pedigree South-Dorset sheep)

Main house approximate gross internal area 19,172 sq ft

Stable block approximately 3,570 sq ft

In all approximately 127 acres



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

Efford Park is situated in a mature parkland setting on the Southern edge of the New Forest National Park with views towards the Solent.

The Georgian market town of Lymington, with its bustling high street provides all main amenities with an array of supermarkets, restaurants, bistros and leisure facilities as well as a renowned Saturday street market.

Lymington offers some of the finest sailing in the UK, with world class marina facilities, and is home to The Royal Lymington Yacht Club. The town also has a regular ferry link to Yarmouth and Cowes on the Isle of Wight.

There is a train service to London Waterloo from Brockenhurst about 6 miles away taking 1 hour 37 minutes, whilst the M27 and M3 motorways provide a fast link into London.

Bournemouth and Southampton airports offer national and international flights to a variety of domestic and international destinations.

State schools include infant and junior schools at Pennington and Lymington, Independent schools include Walhampton, Durlston Court, Canford, Bryanston and Ballard.

The New Forest, with its 145 square miles of National Park heathland and woodland, offers not only outstanding natural beauty and wildlife but also extensive walking, foraging and horse riding.



EFFORD PARK ESTATE

There could hardly be a more idyllic setting for a country house than at Efford Park which stands in the middle of 126.99 acres of beautiful parkland close to the south coast and the Solent. Approached through impressive entrance gates with brick piers and guarded by an attractive entrance lodge, the 580m main carriage drive is flanked by tall hornbeam hedges which

nurture a sense of anticipation as visitors curve round a bend past the lake and approach the front of the house. Either side of the drive are neat, well laid out paddocks with new parkland rail fencing, and screens of newly planted woodland, laid out by RHS Gold Medal winning designer Balston-Agius, supplementing the beautiful mature parkland trees and

historic woodland. The carriage drive leads to a graveled turning circle at the south front and continues to further parkland and the secondary entrance to the rear. Efford Park is listed Grade II * being of significant historical and architectural interest and, with a favourable mention in Pevsner, is undoubtedly one of the most prominent houses in the New Forest.

Efford Park had manorial status in the 11th century. Over the centuries it passed to various owners and in 1829 the estate was released to Colonel John Shedden, who built the present house in 1838 on a green field site. The Colonel died in 1843 when the estate was split between two main groups of beneficiaries, who sold the complete estate

to Admiral Reginald Hastings and his wife Barbara, the Marchioness of Hastings, in 1846. The Marchioness was renowned for her beauty, intelligence and exuberance and her love of travel and gambling. She was also one of the foremost collectors of rare vertebrate fossils, attracting the attention of many of the eminent geologists of the

day, such as Sir Charles Lyell and William Buckland. Many came to Efford House to marvel at the collection in the specially constructed room which is now the gym. The collection still forms the core of the British Jurassic collection in the British Museum, which bought the collection from her when she sold Efford Park in 1851.



The easterly avenue with other parts of the ornamental grounds were laid out by the Marchioness.

In 1853 the estate was sold to Warren William Richard Peacocke, who added the conservatory, built the ice house, added the orchard and developed the kitchen garden and installed greenhouses. Sir Jas Beethom Whitehead acquired the estate in 1907, extended it in 1925 and 1928 and it was during his occupancy that a cricket pitch and tennis courts were added. The estate was occupied by Allied Forces during the Second World War and in 1951 was acquired by the Ministry of Agriculture as a regional headquarter office and Horticultural Research Station.

The current owners bought the property in 1999 and undertook a full refurbishment, restoring original features, modernising all systems and returning the house and its surrounds to its original use as a substantial and impressive family home.



ACCOMMODATION

The house has wonderful proportions and high ceilings as typified by many houses of the Georgian era, with views over the park, fine paneling (particularly in the entrance hall) and an exquisite verandah giving shade to the ground floor and a viewing terrace for the master bedrooms above.

GROUND FLOOR

The front door has beautiful Georgian pillars and opens into the main entrance hall which has historic wood paneled walls dating back to the 15th century and believed to have once been installed at Milford church. Immediately to the right is the wonderful drawing room with original Georgian windows, marble fireplace and high ceilings, delicate ceiling rose and ornate plasterwork - a gracious room ideal for large scale entertaining.

From here there is access into a light sitting room with similar intricate cornicing to the ceiling, beautiful bay windows and original shutters.

The open plan kitchen is well equipped and has plenty of space for a large family, with a gas AGA and marble topped island and work surfaces. French doors open out onto the loggia with steps down to the fountain situated within an enclosed rose garden. Leading from the kitchen is the beautiful Dining Room and a Billiard Room, both rooms providing lovely views over the grounds. Off the main entrance hall is a substantial office.





A back hall leads into the Victorian West wing past workshops, storage rooms and the main laundry before reaching the spacious gym, changing rooms, sauna and games room with doors out

to the swimming pool. There is also a well-appointed and self-contained staff apartment with large living room, kitchen, bathroom and bedroom.



FIRST FLOOR

The original Georgian staircase leads to a well-lit and spacious landing with a beautiful centerpiece lantern, around which are 5 well-proportioned large bedrooms each with ensuite bathrooms. Two of the bedrooms have access to a roof terrace providing stunning views over the grounds. One of the bedrooms has its own private Wisteria covered balcony looking over the main lawn. Easy access up to the roof provides magnificent 360 degree views, notably including the Solent and The Needles.

Along the corridor the property expands from two floors to three, with 9 further bedrooms, 2 bathrooms, and a kitchen across two of the floors and a secondary staircase to the ground and lower ground floors.



FLOOR PLANS

Approximate Gross Internal Area:
19,172 sq ft / 1,781.14 sq m
Including attached buildings stores and garages
This plan is for identification purposes only and not to scale.



GARDENS AND GROUNDS

Beautiful landscaped gardens surround the house on three sides. To the north is a rose garden, tennis court, an outdoor swimming pool and sweeping lawns running down through lightly wooded grounds with some spectacular mature trees. A track leads

down to a pretty stretch of the Avon Water, a beautiful river which is close enough to the sea to ensure a regular run of sea trout.

Large double gates lead into the walled garden and estate yard. Beyond is the newly

installed water borehole which provides the estate with fresh water supply. A coach house has a workshop with 5 bays.

Efford Park has a number of fields with parkland rail fencing and bounded by

beautiful woodland. Currently used primarily for grazing Efford Park's own pedigree flock of sheep, the paddocks would be equally suitable for grazing cattle or horses.





THE STABLE BLOCK

The stable block is an impressive listed building in its own right and provides room for up to 7 traditional stalls and a tack room. The first floor loft space is a blank canvass and the entire building has planning permission for further accommodation.

ENTRANCE LODGE

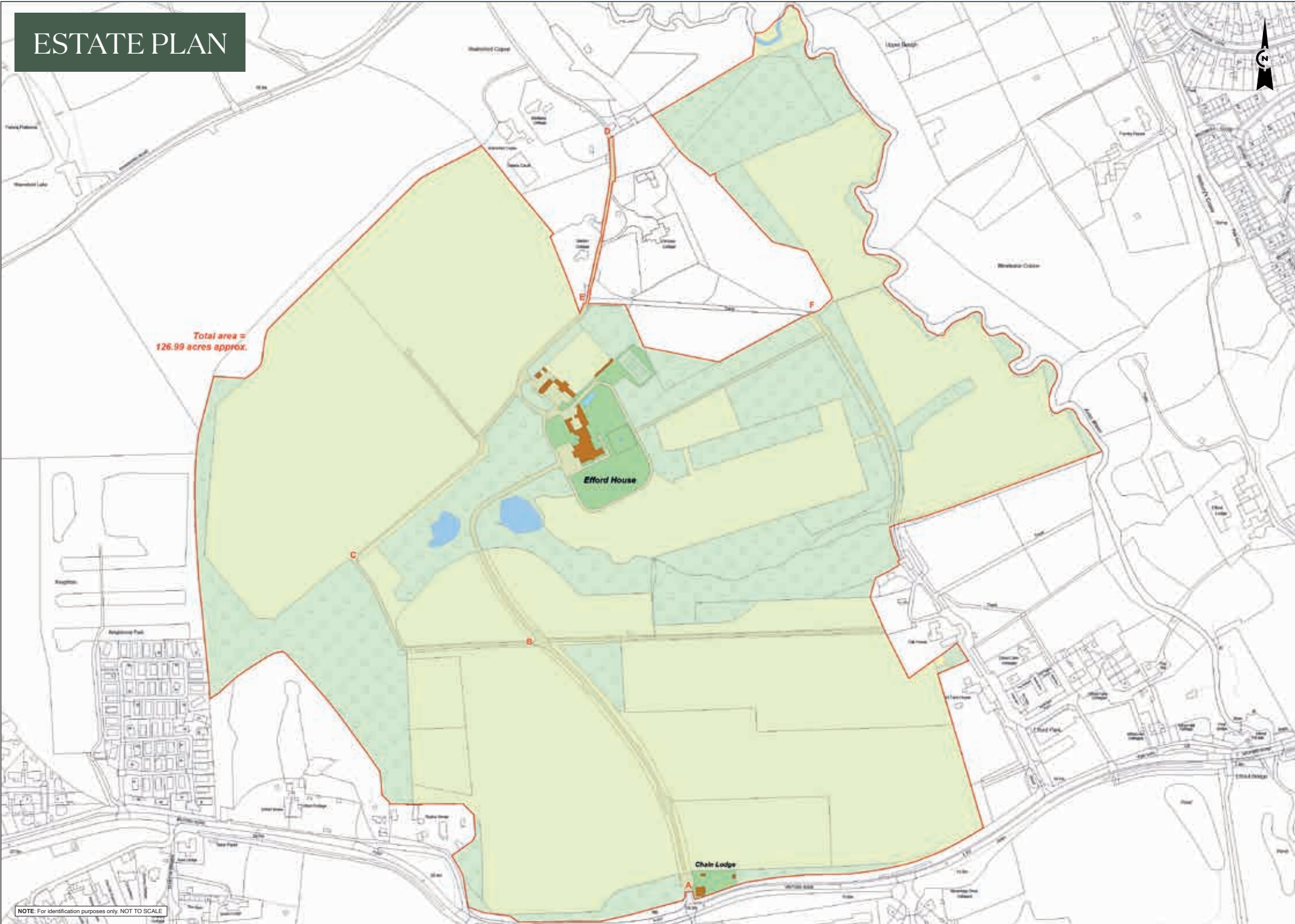
This is a traditional brick built single storey cottage providing a kitchen, living room, 2 bedrooms and bathroom with its own garden, garage, off street parking and separate office building. It is currently rented on an AST.



Entrance Lodge



Stable Block



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GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

For sale as a whole with vacant possession, subject to whether the purchaser wishes to maintain the various tenancies currently in place.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The Property is offered for sale subject to and with benefit of all rights of way, all easements, wayleaves and other rights of way whether they are specifically referred to or not. Four former estate dwellings have a private right of access over part of the main drive between points A-F.

FIXTURES AND FITTINGS

Unless otherwise agreed, all fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electrical items, garden ornaments, statuary, garden and agricultural machinery

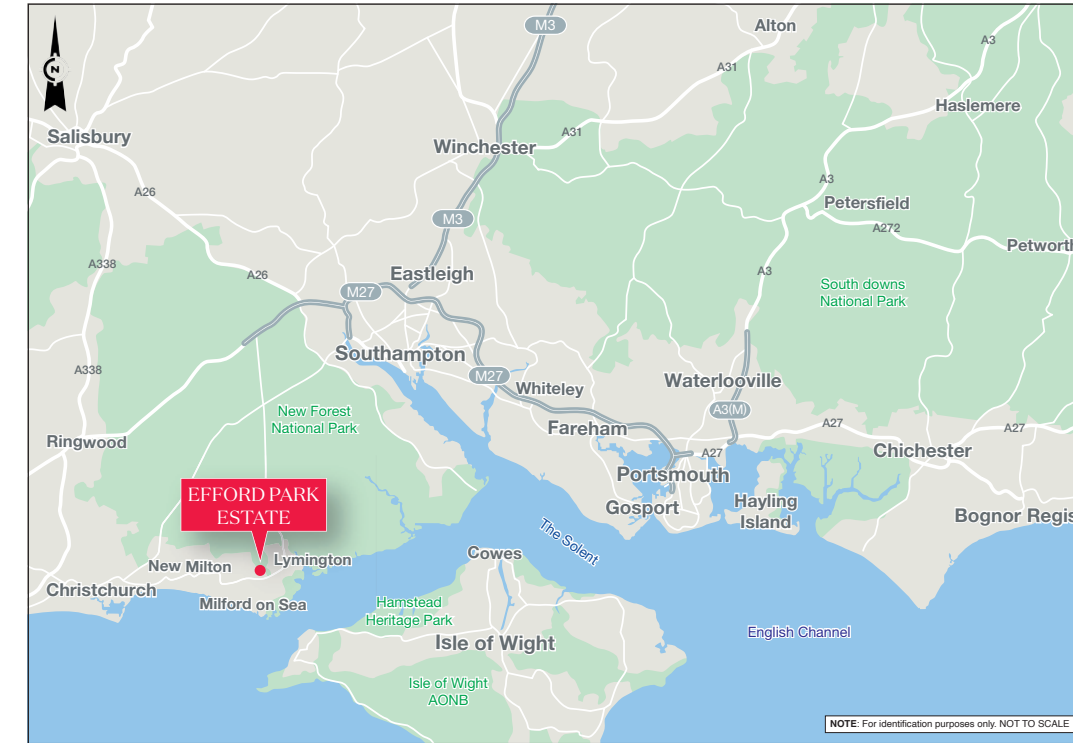
VIEWINGS

Strictly by appointment with the selling agents. If there is any point which is of particular importance, we invite you to discuss this with us, especially before you travel to view the property.

DIRECTIONS

Postcode SO41 0JD

From the M27 take the A337 New Forest road to Lymington Via Lyndhurst and Brockenhurst, picking up signs in Lymington for the A337 to New Milton. The entrance to Efford Park is on the Northern side of the A337 to New Milton, 1.8 miles outside Lymington.



Viewing is strictly by prior appointment.
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