

An aerial photograph of a large, multi-story brick house with a dark roof and several chimneys. The house is illuminated from within, with warm yellow light glowing from the windows. The house is set in a lush, green landscape with trees and a field in the background. The sky is a mix of orange, yellow, and blue, suggesting a sunset or sunrise. The overall mood is serene and elegant.

MH

# Dock Lane

Occupying one of Beaulieu's most exceptional positions, Kelham is an elegant Arts & Crafts residence set high above the Beaulieu River, commanding panoramic southerly views across protected New Forest countryside.

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**2026 COLLECTION**



# For Sale

Originally built in 1912, the house has been thoughtfully reimagined to create a home that respects its architectural heritage while embracing modern family living. Beautifully proportioned interiors are flooded with natural light, with the principal reception rooms and kitchen opening effortlessly onto terraces and gardens, allowing the remarkable setting to become part of everyday life.

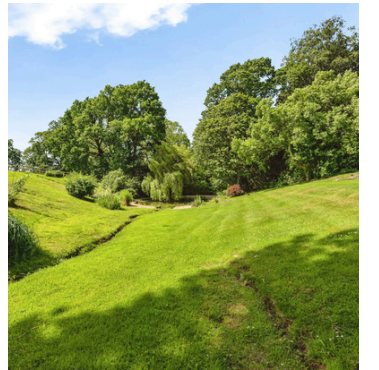
The accommodation extends to six bedrooms and a series of versatile reception spaces, offering a balance of formal entertaining areas and relaxed family rooms. Throughout, carefully considered improvements have enhanced the house without compromising its period character, creating interiors that are both refined and welcoming.

# Setting

Despite its secluded setting, the property is only moments from the historic village of Beaulieu, with its sailing facilities, local amenities and direct access to the outstanding landscapes of the New Forest National Park. Rarely does a house combine such remarkable views, privacy and convenience in one of the area's most sought-after locations.



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## Expansive Grounds

Approached via a long private driveway behind electric gates, Kelham enjoys complete privacy within approximately 2.64 acres of landscaped grounds. Expansive lawns, mature trees, woodland, a productive kitchen garden and a gently flowing stream combine to create a wonderfully peaceful environment rich in wildlife and changing with the seasons.









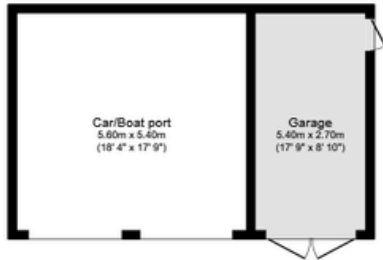


Ground Floor



First Floor

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Outbuilding

Total floor area: 363.5 sq.m. (3,912 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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