

Oldways

Hartford Copse, Beaulieu, SO42 7YL

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OLDWAYS

HARTFORD COPSE • BEAULIEU

Nestled within the historic Beaulieu Estate, this exceptional five-bedroom detached family home occupies a wonderfully secluded position and is offered to the market with no onward chain.

Extending to almost 5,000 sq ft, the property offers beautifully proportioned and versatile accommodation together with a range of useful outbuildings. The house is set within just under 7.5 acres of grounds, comprising established gardens, a swimming pool, mature woodland and paddocks, with the added benefit of direct access onto the open forest and ample outbuildings.

Despite its wonderfully private and tranquil setting, the property is conveniently positioned within easy reach of the amenities of Beaulieu village, while the Georgian market town of Lymington and the wider New Forest are also readily accessible.

£1,800,000

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The Property

The property is approached via the main entrance, opening into a small inner hall with access to a cloakroom/WC. A further door leads through to a generous and welcoming reception hall, providing access to the principal ground-floor rooms, with a staircase rising to the first floor.

At one end of the hall is a charming library, enjoying a dual aspect over the surrounding grounds and featuring built-in shelving and storage together with an attractive feature fireplace. Adjoining the library and positioned to the rear of the property is a well-proportioned study, again benefiting from a dual aspect over the gardens and centred around a feature fireplace.

Double doors open into the heart of the home: a wonderfully light and spacious sitting room. Centred around a fireplace at one end, with doors opening directly onto the terrace and gardens at the other, this impressive room provides an inviting family space and creates a natural connection between the house and its beautiful surroundings.

From the sitting room, further doors lead into the dining room, which connects with the kitchen to the front of the house and opens into a substantial conservatory. With magnificent panoramic views across the gardens, the conservatory provides an abundance of natural light and further enhances the versatility of the ground-floor accommodation.

The kitchen is positioned to the front of the property and is fitted with a comprehensive range of base and eye-level units complemented by timber work surfaces. A large Crittall-style window provides plenty of natural light and an attractive outlook.

A door at the end of the kitchen leads into a spacious utility room, providing additional storage, a sink and space for appliances. With direct access outside, the room also lends itself perfectly to use as a boot room. An adjoining storeroom houses the property's main boiler and gives further storage space to the utility room if required. Stairs rise from the main reception hall to a generous first-floor landing, where the impressive proportions and sense of space found throughout the property immediately continue.





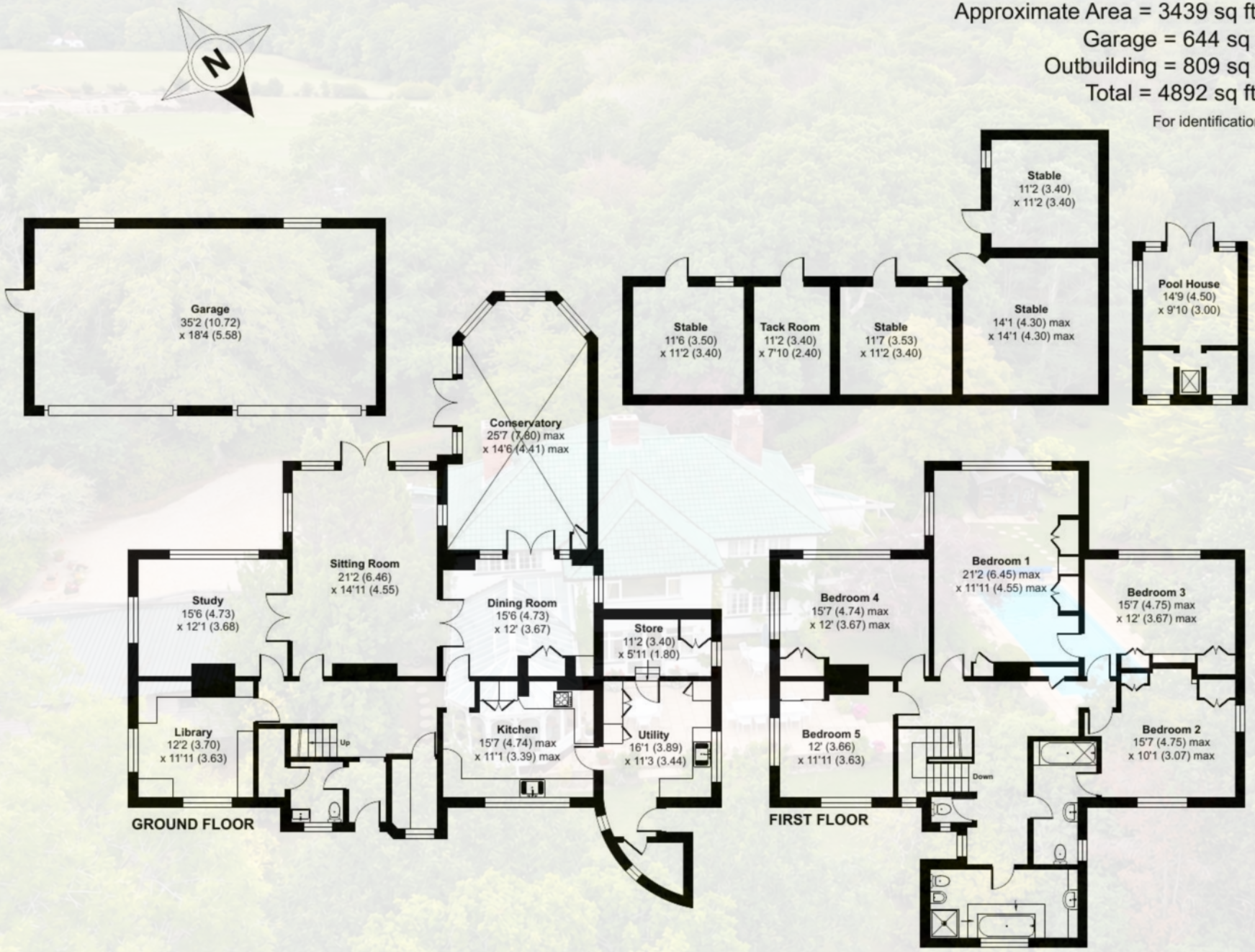






Oldways, Beaulieu, Brockenhurst, SO42 7YL

Approximate Area = 3439 sq ft / 319.4 sq m
Garage = 644 sq ft / 59.8 sq m
Outbuilding = 809 sq ft / 75.1 sq m
Total = 4892 sq ft / 454.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Property Continued …

Four well-proportioned double bedrooms are arranged across the first floor, with the majority enjoying a dual aspect and attractive views over the surrounding gardens and grounds, creating a wonderful sense of greenery and seclusion. Each of the bedrooms also benefits from useful built-in storage.

The principal bedroom is positioned centrally to the rear of the property and enjoys delightful views across the grounds, together with a range of built-in wardrobes. A connecting door leads directly into bedroom three, offering excellent versatility and the potential to create a dedicated dressing room, private study or adjoining nursery if desired. Bedroom two further benefits from an en-suite bathroom with Jack and Jill access. The remaining bedrooms are served by a generous three-piece family bathroom, positioned to the front of the landing, together with a separate WC.

Additional Information

Tenure: Freehold

Services: Mains water, electricity and drainage
Heating: LPG/Oil
Energy Performance Rating: F Current: 36 Potential: 60
Council Tax Band: G

Parking: Private Driveway, Garage

Broadband: ADSL Copper-based phone landline. Standard broadband with speeds of 17 Mbps available at the property (Ofcom)













Grounds & Gardens

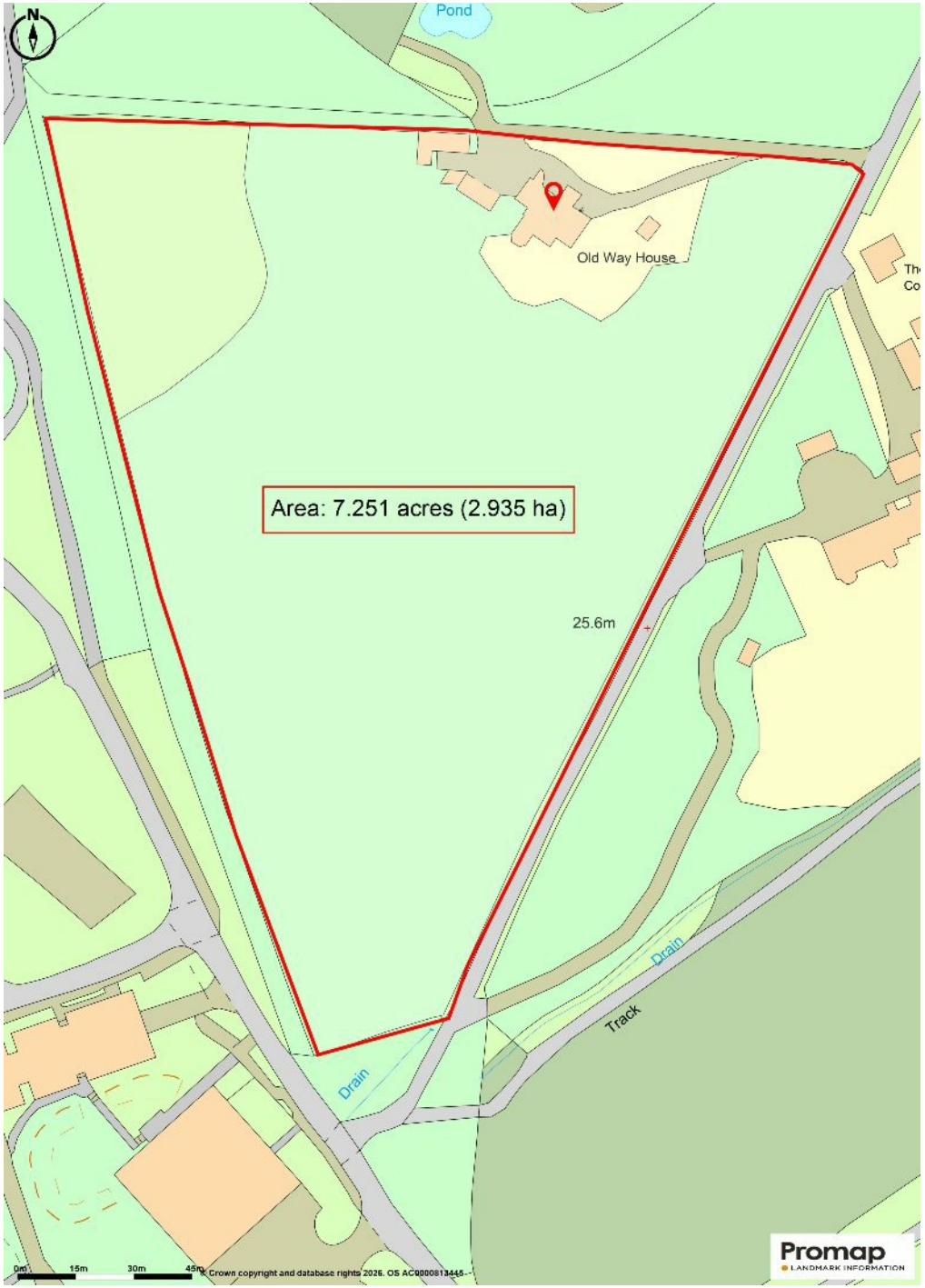
The property is approached via a sweeping gravel driveway, flanked by established hedging and forming an attractive in-and-out entrance. The driveway leads to the front of the house before continuing around to the side, where a detached double garage and generous off-road parking can be found. A substantial covered entrance to the front of the property also provides sheltered parking immediately adjacent to the main entrance. Beyond the driveway, secure fencing and a gated entrance provide access to the equestrian facilities, which comprise four stables, a tack room and additional barn-style storage areas. Together with the adjoining paddock and direct access to the forest, these facilities offer excellent provision for those with equestrian interests.

To the rear of the house, a generous terrace can be accessed directly from both the conservatory and principal reception room, creating an ideal setting for outdoor dining and entertaining while enjoying the tranquillity of the gardens and their mature wooded backdrop.

Steps descend from the terrace to the swimming pool, which occupies a particularly private setting enclosed by established gardens and mature hedging. A pool house with changing facilities is conveniently positioned alongside.

Beyond the pool, openings through the established tree line create an enchanting, almost ‘secret garden’ feel, leading into further areas of lawn surrounded by mature woodland. Defined pathways meander through the trees, allowing the various areas of the grounds to be explored and enjoyed.

Further gardens extend away from the house, again beautifully immersed within the woodland setting, while a substantial paddock lies beyond. The paddock benefits from its own separate gated access together with useful timber-framed covered stores.
A particularly special feature of the property is its extensive area of private woodland, which has been carefully nurtured and landscaped over many years. Established walking routes weave throughout, creating a wonderful environment in which to enjoy the natural surroundings and the variety of historic trees. The combination of gardens, woodland, paddocks and recreational areas gives the grounds a remarkable sense of variety, creating what feels like a private corner of the New Forest and offering something for the whole family to enjoy.



The Situation

Beaulieu is one of the New Forest's most attractive and historic villages with its picturesque high street with a range of boutiques and cafes as well as a pub and restaurant. The Beaulieu River flows through the village and offers many opportunities for sailing and other watersports. The excellent local Beaulieu River Sailing Club and the Beaulieu Cricket Club are nearby. There is excellent schooling locally with primary age educations catered for by the village school. Walhampton prep school lies between Beaulieu and Lymington with independent education up to the age of 16 at Ballard School (New Milton) and Embley (Romsey). The open Forest surrounds the village offering wider walks and cycle rides. There are mainline railway stations at Brockenhurst and Southampton Airport Parkway which provide direct services to London Waterloo in 1h 40m and 1h 10m respectively. The nearby market town of Lymington has a wider range of shops as well as excellent sailing clubs and marinas.

Important Notice

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



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