

Green Rollestone Copse

Rollestone Road, Holbury, SO45 2HB

SPENCERS







A substantial house, now in need of complete restoration, sitting in one of the New Forest's most glorious peaceful locations within secluded 22 acres of its own gardens, grounds and woodland.

The Property

Now in need of complete renovation, the house provides extensive and very well proportioned accommodation with tall ceilings and large windows overlooking the gardens and grounds. The front door opens to an entrance hall with stairs rising to the first floor and a ground floor wc. There is a door to the dual aspect drawing room that also boasts a wide bay window and is complete with fireplace and wood burning stove. Also on the ground floor is a sitting room as well as a generous study, both of which have fireplaces. There is a very generous kitchen which opens onto a dining room with a fully glazed bay window and door to the garden. Also on the ground floor is a nicely sized utility room.

£1,300,000

6 4 1





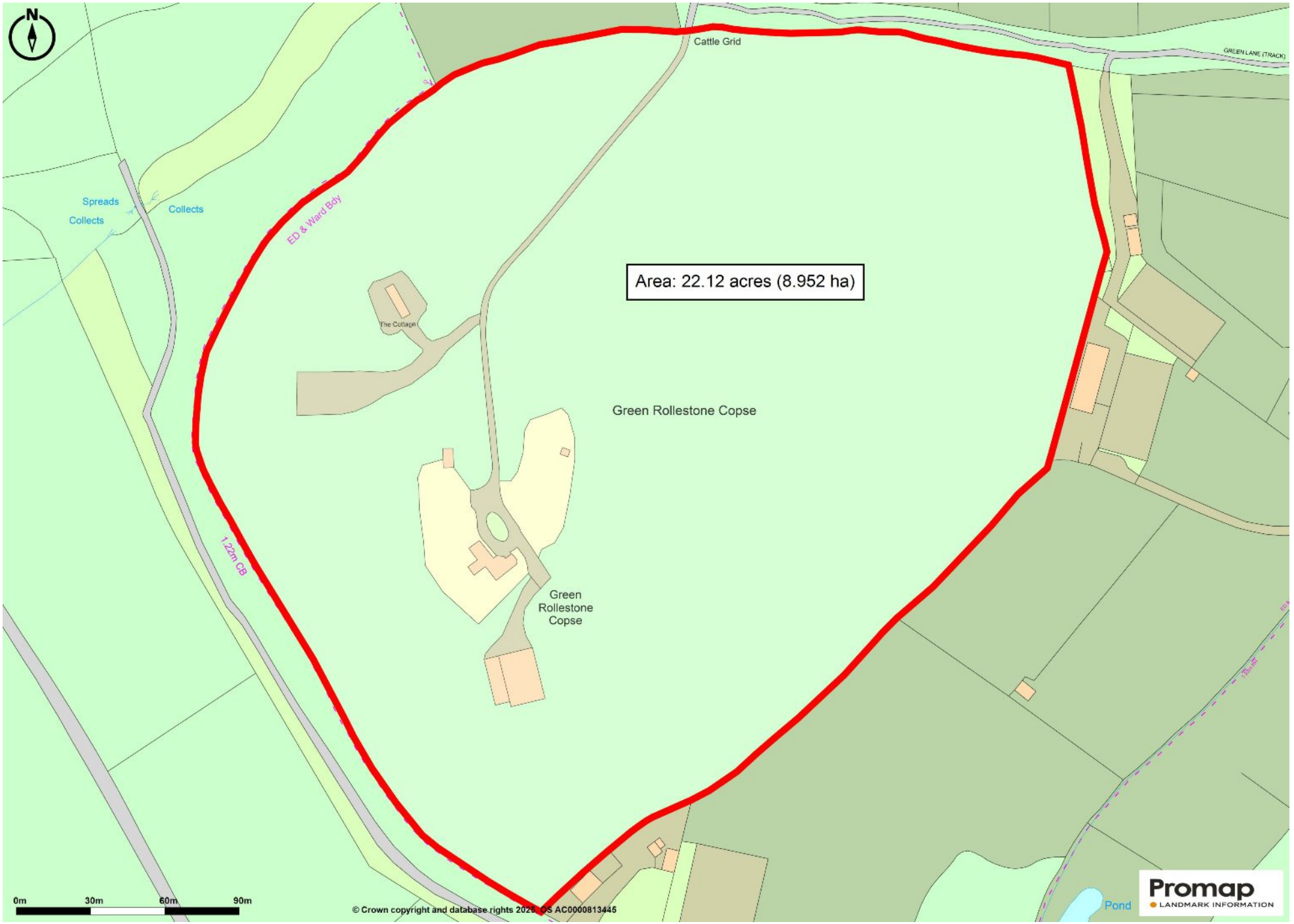
The house offers an exceptional level of privacy along with the potential to update and extend the house, large barns and mobile home, subject to the usual planning consents.

The Property Continued

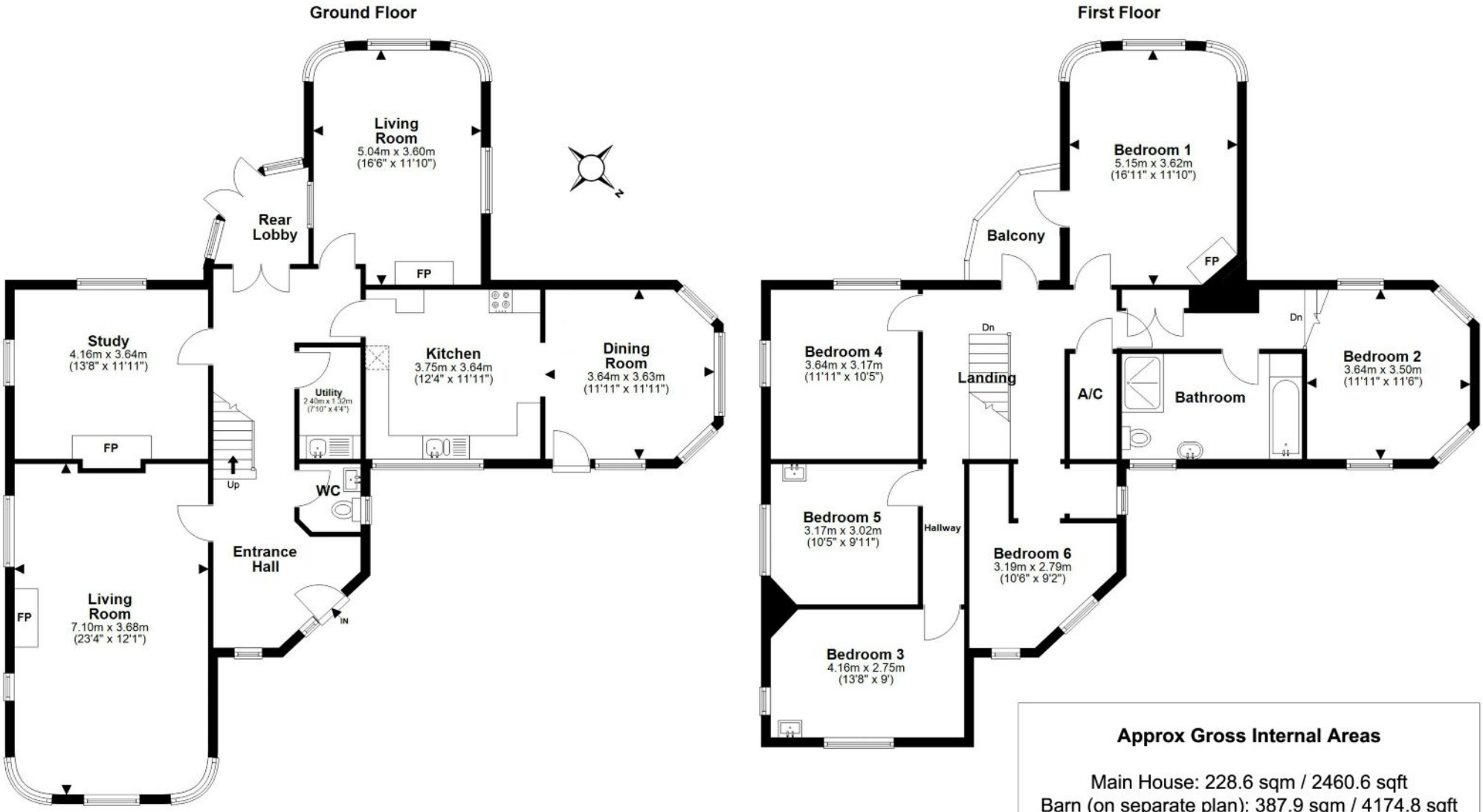
Upstairs a galleried landing provides access to six very generous bedrooms. The master bedroom is triple aspect with a feature fireplace and door opening onto a balcony. There are four further double bedrooms and a single bedroom as well as a generous family bathroom.

Situation

Surrounded by the protected spaces of the New Forest National Park, the house, outbuildings and grounds are perfectly positioned to enjoy a tranquil lifestyle far removed from neighbours with ample walks and rides on the doorstep. Wildlife abounds in this glorious haven which despite its peace, is easily accessible to the wider world. Central Southampton is just 13 miles away and offers a wide range of shops, restaurants and services. More characterful amenities can be found in nearby Beaulieu along with sailing and watersports on the Beaulieu River. Communications are excellent with Junction 3 of the M27 just 11 miles to the north offering swift access to the motorway network and Southampton Airport Parkway railway stations which provides direct services to London Waterloo in about 1h 10m.


N
Cattle Grid
GREEN LANE (TRACK)
Spreads
Collects
Collects
ED & Ward Bdy
Area: 22.12 acres (8.952 ha)
The Cottage
Green Rollestone Copse
1.22m CB
Green
Rollestone
Copse
Pond
0m
30m
60m
90m
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LANDMARK INFORMATION

Floor Plan



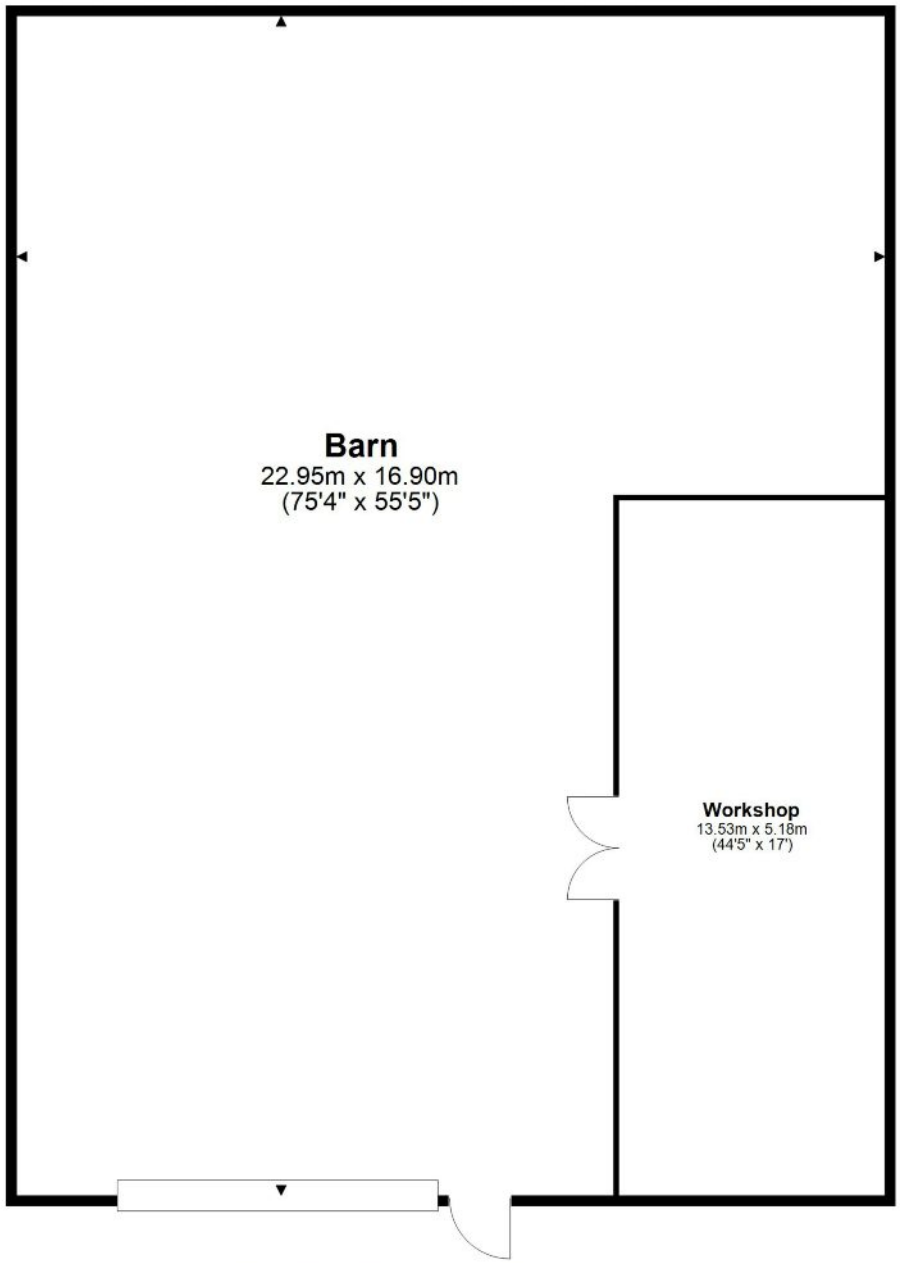
Approx Gross Internal Areas

Main House: 228.6 sqm / 2460.6 sqft
Barn (on separate plan): 387.9 sqm / 4174.8 sqft

Total Approx Gross Area:
616.5 sqm / 6635.4 sqft

Floor Plan

Ground Floor



Approx Gross Internal Area
387.9 sqm / 4174.8 sqft

Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.





Grounds & Gardens

It is the property's setting that sets it apart. Sitting at the end of a private drive and completely surrounded by its own land which extends to over 22 acres the sense of privacy, peace and seclusion is unsurpassed. The house is surrounded by manicured gardens which are laid to lawn and planted with specimen trees and mature shrubs. Much of the land is traditional, loosely-planted New Forest woodland with a mix of evergreen and broadleaf trees creating picturesque havens where wildlife flourished. There is a back gate in the woods with direct access to the New Forest

To the north of the house is a cleared area where there is a mobile home which has a certificate of lawful use and, with some updating could be used as ancillary accommodation to the main house.

To the south of the house is an extremely generous secure barn with very high ceilings and extending to over 4,170 square feet.

Directions

From Lymington take the B3054 towards Beaulieu. Follow signs into Beaulieu but don't turn right up the high street. Instead, carry straight on passing the Montagu Arms on your right. Leave the village and the road will start to climb uphill. At the top of the hill, take the turning on the right signed to Holbury. Continue on this road ignoring the immediate turning right to Exbury and Lepe. Continue for just over 1.5 miles until you see the village sign for Holbury. Just after the sign, take the track on the right opposite Park Lane. Continue down this drive for about a third of a mile after which the gates to the property will be found. Head down the drive, forking right when the road divides, and the house will be found after a few hundred yards on the right hand side.











The nearby village of Blackfield offers a range of pubs and shops catering for most daily requirements.

Services

Tenure: Freehold
Council Tax: G
EPC: F Current: 25 Potential: 44

Property Construction: Brick elevations and tile roof

Utilities: Mains electric & water. There is no mains gas supply. Private drainage via cesspit which the property has the sole use of, the pit is located within the boundary of the property.

Heating: Woodburner/ Open fire

Broadband: ADSL Copper-based phone landline. Standard broadband with download speeds of up to 15mps available at this property (ofcom)

Parking: Private driveway

Important Information

Spencers 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.



For more information or to arrange a viewing please contact us:
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