

Field House

Bucklers Hard, Beaulieu, Brockenhurst, SO42 7XD

SPENCERS



FIELD HOUSE

BUCKLERS HARD • BEAULIEU

An exceptional house, recently built to an extremely high standard and set in a most sought after location on a no-through lane on the edge of Bucklers Hard. The famous Master Builders Arms, yacht marina and historic boatyard are nearby. Accommodation extends to approximately 5,000 sq ft with a detached four car garage block with room over which sit within 1.5 acres of south facing gardens which are beautifully landscaped and extremely private.

Ground Floor

Open plan Kitchen / Dining / Family Room • Drawing Room • Inner Hall • Office • Library / Snug • Utility • Shower Room • Boot Room • Cloakroom

First Floor

Principal Bedroom with En Suite and Dressing Room/Bedroom Two • Four further Bedrooms including Guest Bedroom with En Suite Bathroom • Family Bathroom

Second Floor

Studio / Games Room • Bedroom Six • Storage Room / Possible Bathroom • Plant Room

Garage Complex Ground Floor

Utility Room • Cloakroom • Garage 1 • Double Carport • Garage 2

Garage Complex First Floor

Storage

£3,450,000 6 4 4





The Property

Built by the current owners for their own occupation in 2021 the house has been carefully designed to combine traditional proportions with a contemporary arrangement of rooms perfectly suiting a modern lifestyle. Accommodation extends over three floors with the majority of rooms enjoying beautiful views over the extensive gardens and open fields of the New Forest National Park beyond.

The front door opens with immediate views of the landscaped gardens through the inner hall leading to French windows opening onto the south facing terrace. There is a superb kitchen / dining / family room with a vaulted ceiling featuring exposed oak beams which forms the heart of the house. The kitchen features a range of fitted cupboards with integrated appliances as well as a door to a walk in pantry. There is also central island complete with breakfast bar. The kitchen is separated from the dining area by a work surface, beyond which is a cleverly integrated desk and work station. The dining area is expansive with glazing on three sides as overlooking the garden. The informal family area is the perfect spot for sofas and informal gathering with bi-fold doors opening onto the south facing paved terrace where outdoor meals can be enjoyed overlooking the garden.

From the family room, sliding doors open onto the previously mentioned inner hall across from which are further sliding doors leading to an elegant drawing room complete with a large bay window, open fire and garden views. Also on the ground floor is a snug sitting room with vaulted ceiling and French windows on to the garden. Also on the ground floor is a study, shower room, boot room, laundry room and wc.

On the first floor the master bedroom has a walk in wardrobe and an en suite bathroom with separate bath and shower. There are four further double bedrooms including an en suite guest bedroom with bath and separate shower. This bathroom could also be open to the family if not used as an en suite. The main family bathroom has a bath with shower over.

From the landing, stairs lead to the second floor where there is a very generous studio room complete with low level units, work surface and sink. There is also a sixth bedroom with two further adjoining rooms currently used for storage. With relatively little rearrangement, this space could be converted to a very comfortable self-contained flat ideal for extended family or staff.

The house has been designed to be highly energy efficient with central heating provided by an air-source heat pump and underfloor heating on ground and first floors. There is also an HVAC air circulation system serving all main rooms.











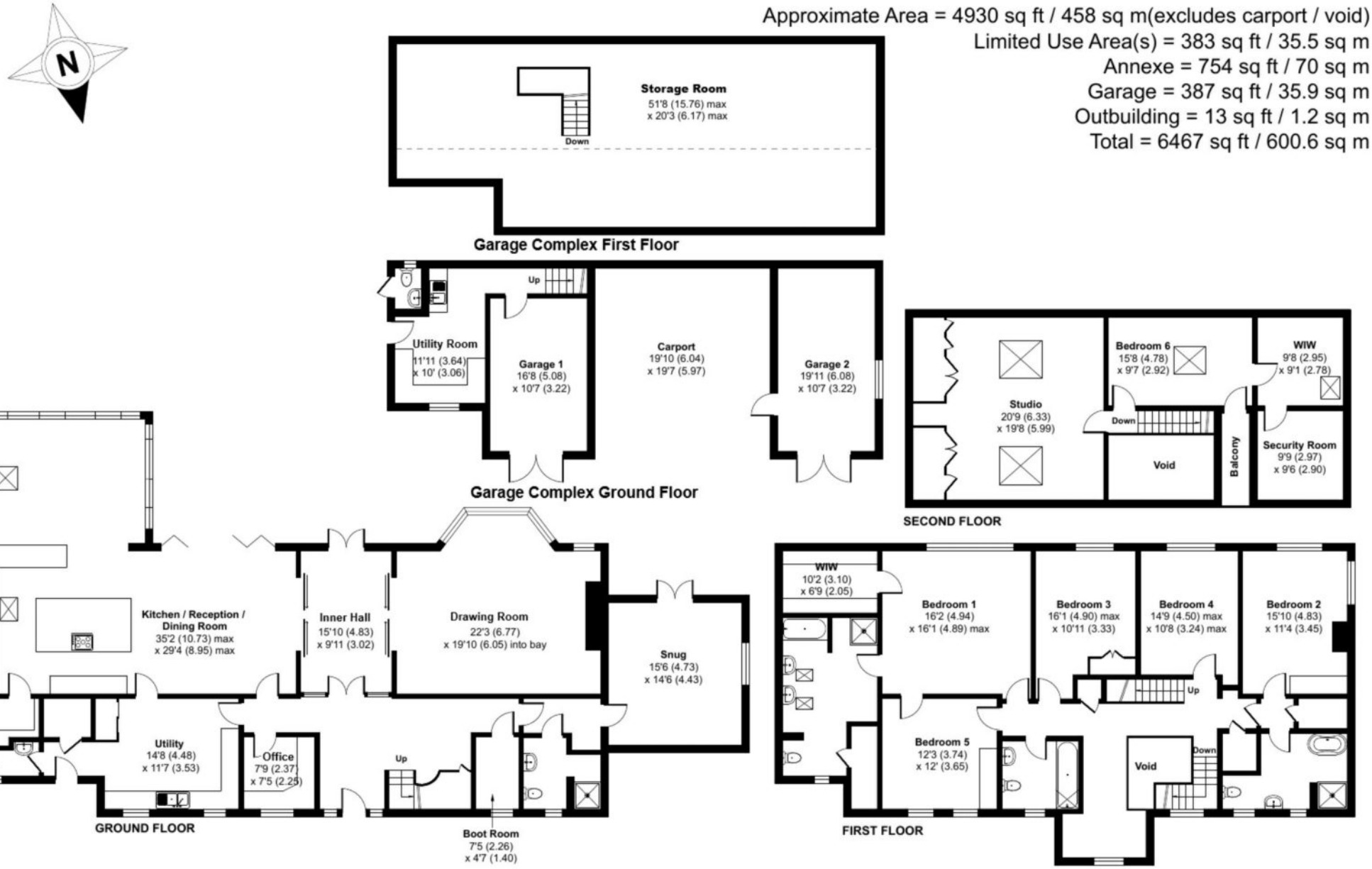




FLOOR PLAN

Bucklers Hard, Beaulieu, Brockenhurst, SO42

Approximate Area = 4930 sq ft / 458 sq m(excludes carport / void)
Limited Use Area(s) = 383 sq ft / 35.5 sq m
Annexe = 754 sq ft / 70 sq m
Garage = 387 sq ft / 35.9 sq m
Outbuilding = 13 sq ft / 1.2 sq m
Total = 6467 sq ft / 600.6 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
Produced for Spencers of the New Forest Ltd. REF: 1345685





















A particular feature of the house is its peaceful and private position with open views across the neighbouring village which forms part of the New Forest National Park.

Grounds & Gardens

The house is approached through electrically operated gates and over a gravel drive which leads through landscaped gardens to a large turning and parking area adjacent to the house and garages.

Separate from, yet close to, the house is a garage block providing garaging for four cars in two secure garages and two central car ports. At one end of the garage building is a door opening onto an outdoor utility room with sink and work surfaces as well as stairs leading up to a large open room above the garages. Subject to the necessary consents this space would be ideal as a self-contained annexe. This building also contains a gardener's wc.

The gardens and grounds extend in total to approximately 1.5 acres and are mainly south facing. The house overlooks the formal garden with a wide paved terrace accessible from the family room, gallery and snug. The gardens are mostly laid to lawn with mature trees at the far end as well as several storage sheds and a summer house at the end of the terrace. The gardens are beautifully planted and also feature an ornamental pond surrounded by foliage. At the end of the garden lies an established bluebell wood, and the copse is full of thousands of spring flowering bulbs including vast swathes of daffodils.





The Situation

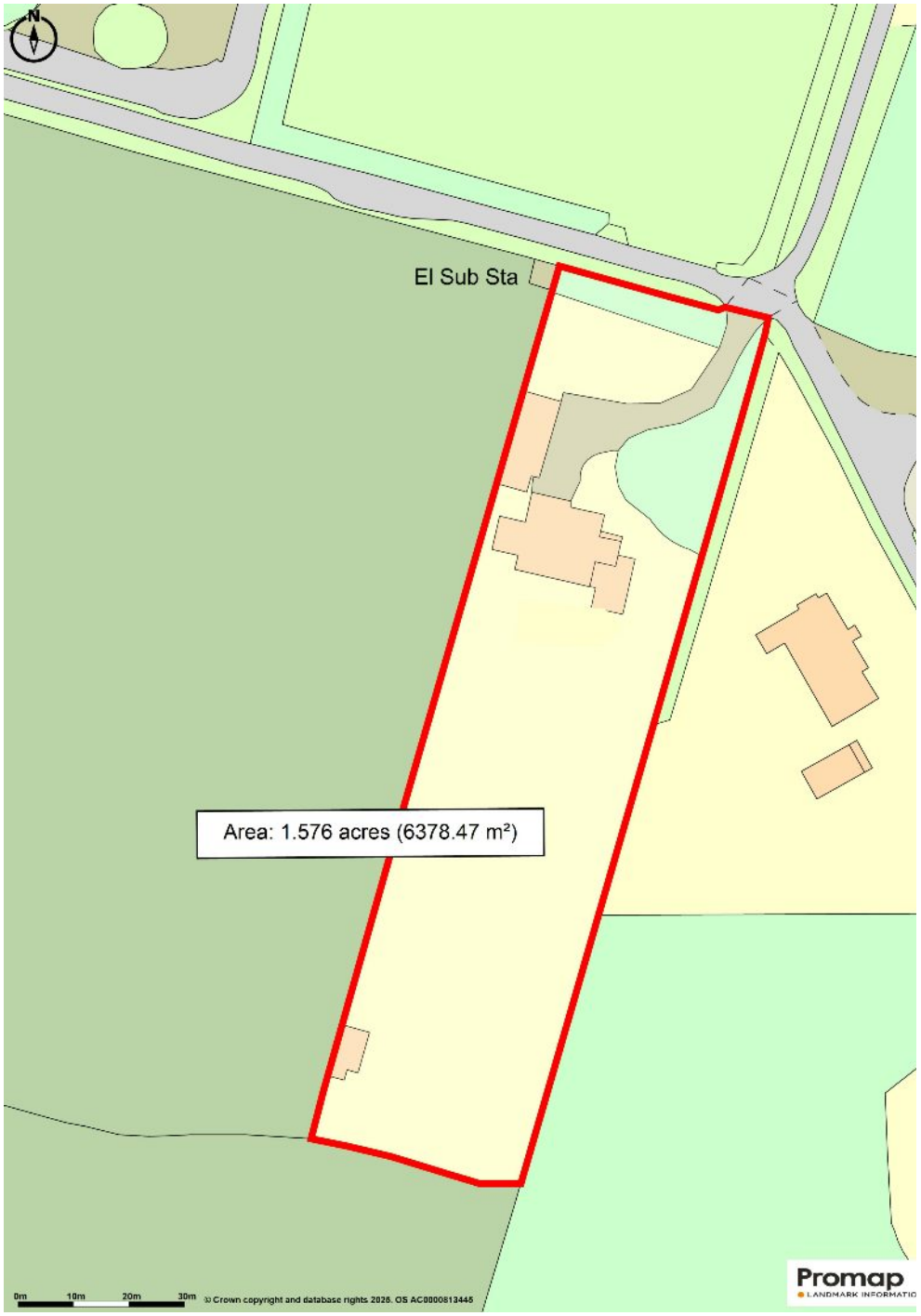
The house sits on a rural lane and benefits from an exceptional pastoral setting surrounded by open fields, bordered in the distance by the Beaulieu River. Set on the Beaulieu Estate, the surrounding countryside is unspoilt and offers countless walks and cycle rides with sailing from both Bucklers Hard, which also has an excellent pub and restaurant as well as a superb marina offering access to sailing on the Beaulieu River and The Solent.

The market town of Lymington, famous for its sailing scene, is 7.5 miles to the south west. Brockenhurst lies 8 miles to the west and has a mainline railway station with direct services to London Waterloo taking approximately 1h 40m.

Directions

From our office proceed to the bottom of the High Street, turning left into Gosport Street and when reaching the roundabout, turn right and pass over the Lymington River bearing left and up onto Walhampton Hill. Proceed along this road as it becomes Main Road and follow for approximately four and a half miles and at Hatchet Pond turn right signposted to Beaulieu and Bucklers Hard. Proceed along the road and before reaching Beaulieu Village take the sharp right-hand turn, signposted to Bucklers Hard, into Lodge Lane. Continue for about two miles and pass the Master Builder's Hotel on the left hand side. Almost immediately, where the road splits, continue straight ahead over the cattle grid onto the private road. The house can be reached via the first drive on the right hand side.





Services

Tenure: Freehold

Council: H

Energy Performance Rating: B Current: 81 Potential: 85

Property Construction: Brick elevations with tile roof

Heating: Air source heat pump

Utility Supplies: Mains Electricity and water. There is no gas supply. Private drainage via sewage treatment plant. The property has sole use of this and it is located within the boundary of the property.

Broadband: Superfast broadband with speeds of up to 80mbps is available at this property (ofcom)

Conservation Area: Yes

Mobile Signal / Coverage: Please be aware that mobile network coverage in this area may vary, with some areas experiencing weak signal. Wifi works very well.

Parking : Private driveway and garaging

Important Notice

Spencers of Lymington 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:

74 High Street, Lymington, Hampshire, SO41 9AL
T: 01590 674222 **E:** lymington@spencersproperty.co.uk

www.spencersproperty.co.uk