

Moonhills

Moonhills Lane, Beaulieu, Brockenhurt, SO42 7YW

SPENCERS



MOONHILLS

MOONHILLS LANE • BEAULIEU • HAMPSHIRE

An exceptional country house occupying just over four acres in a breathtaking private setting, with far-reaching views across its own land towards the Beaulieu River. Offering extensive and versatile accommodation, the property includes six bedrooms, generous reception space and a separate one bedroom annexe. The grounds provide an impressive range of leisure and equestrian facilities, including a tennis court, double garage, stabling for two horses, a large paddock and ample parking, making this a rare opportunity to acquire a substantial New Forest country estate with considerable scope to modernise.

Ground Floor

Reception Hall • Study • Garden Room • Drawing Room • Dining Room • Kitchen • Breakfast Room • Laundry Room • WC •

First Floor

Principal Bedroom with En Suite • Bedroom Two with En Suite • Four Further Bedrooms • Family Bathroom • WC

Annex

Kitchen • Sitting Room • Bedroom • Bathroom

Outbuildings

Garage Workshop • Stable Block with Two Stables, Store and Feed Room • Tack Room

OIEO £2,500,000 *6/7* *5* *4*





The Property

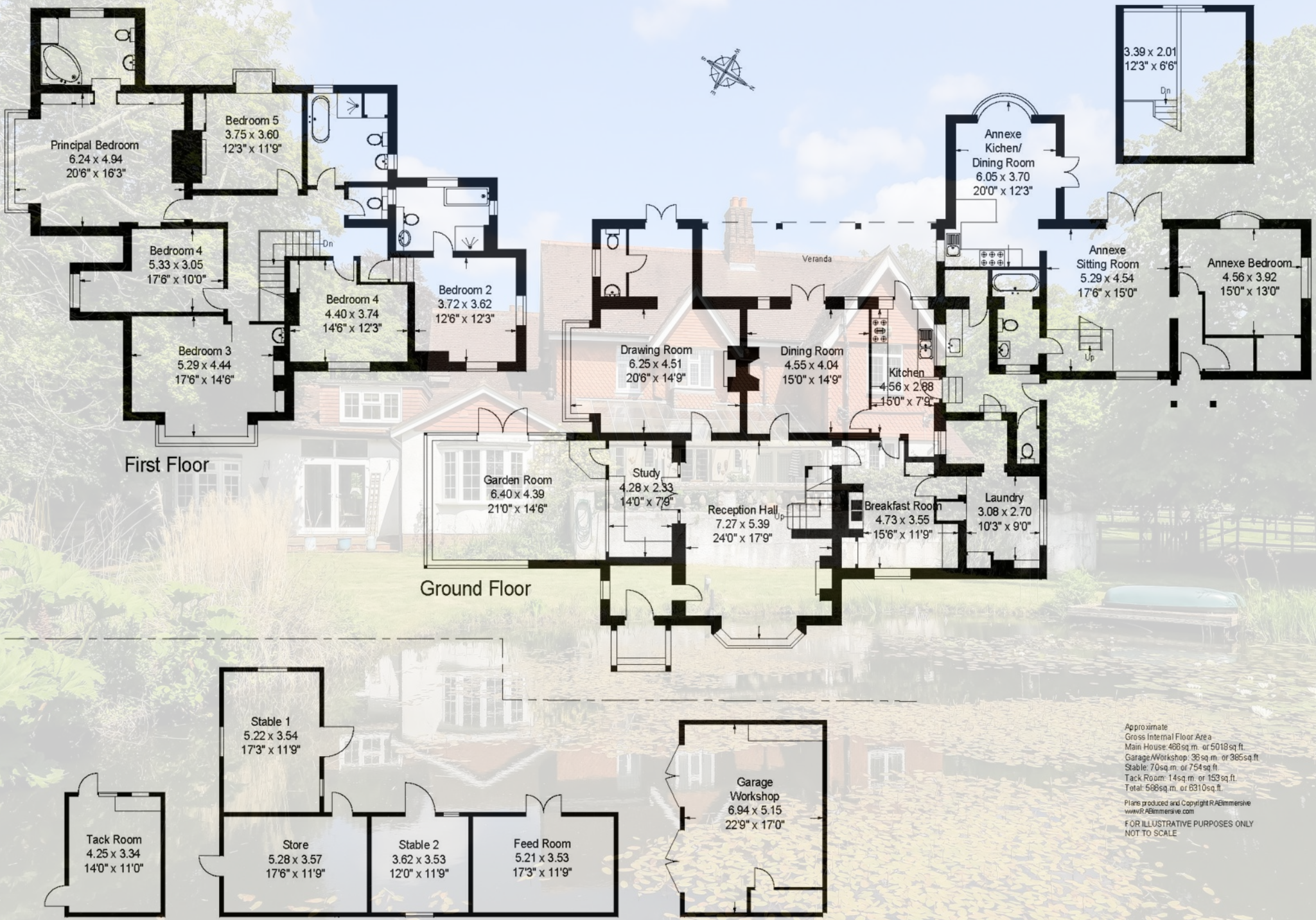
Offered for sale for the first time in a generation, Moonhills provides extensive and versatile accommodation together with an impressive range of leisure, equestrian and ancillary facilities. The house is approached through a grand reception hall which sets the tone for the well-proportioned accommodation beyond. The principal reception rooms are arranged on the ground floor and include a drawing room, dining room, study and garden room, all enjoying a wonderful connection with the mature gardens and grounds. The kitchen/breakfast room provides scope for extension into the dining room which, alongside overall modernisation, would create a superb space for everyday living. A separate utility room and laundry room lie beyond the kitchen. The upper floors provide excellent bedroom accommodation, including a substantial principal bedroom suite with en suite bathroom. There are a further five bedrooms, one of which benefits from an en suite bathroom, together with additional bathrooms and a guest cloakroom.

There is also an adjoining annexe which has its own access and comprises a kitchen breakfast room with french windows onto the garden, a sitting room, ground floor bedroom and stairs leading up to an occasional mezzanine bedroom. The annexe provides excellent flexibility and could be utilised for guests, extended family or staff accommodation.









Approximate
Gross Internal Floor Area
Main House: 466sq.m. or 5018sq.ft.
Garage/Workshop: 36sq.m. or 385sq.ft.
Stable: 70sq.m. or 754sq.ft.
Tack Room: 14sq.m. or 153sq.ft.
Total: 586sq.m. or 6310sq.ft.

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Grounds & Gardens

The grounds extend to just over four acres and are a particular feature of the property, providing an exceptional degree of privacy and a wonderful rural setting. The property enjoys captivating views across its own land towards the tranquil Beaulieu River. For those with equestrian interests, the estate includes stabling for two horses, together with a feed room, tack room, store room and large paddock. There is also a full-size tennis court and a double garage, while ample off-road parking is available for approximately three to four cars. This is a rare opportunity to acquire an impressive country estate in one of the New Forest's most sought-after locations. The house offers considerable scale, privacy and an outstanding range of facilities, whilst providing scope for the next owner to modernise and further personalise this exceptional home.

Situation

From our office on Lymington High Street proceed down the hill and turn left at the bottom into Gosport Street. At the mini roundabout take the second exit and cross the Lymington River follow the road around to the left and then to the right and up the hill. Continue on the B3054 until reaching the junction at Hatchet Pond. Turn right towards Beaulieu and continue down the hill and turn right into Beaulieu village. Follow this road through the village and half way up the hill Moonhills Lane can be found on the right hand side. Take the second drive on the right hand side to the property.

Directions

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Additional Information

Tenure: Freehold

Council Tax: Band H

EPC: E Current: 45 Potential: 62

Property Construction: Traditional brick & block

Utilities: Mains electricity & water. Private drainage

Heating: Oil fired boiler

Broadband: ADSL Copper-based phone land line. Superfast broadband achievable at this property with download speeds of up to 59 Mbps (Ofcom)

Parking: Garage & 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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