



**Thorneywood House**

*Black Lane, Bransgore, BH23 8EA*

**SPENCERS**  
NEW FOREST





# THORNEYWOOD HOUSE

BLACK LANE • BRANSGORE • NEW FOREST

*A fine country estate privately situated in about 27 acres of undulating land enclosed by woodland and in the heart of the New Forest National Park. The main residence extends to over 6000 sq. ft. with another 3000 sq. ft. of outbuildings including stables and a large secure barn. Accommodation includes six bedrooms, six bathrooms and six reception rooms including a wing which can be utilised as a self-contained apartment. Excellent equestrian facilities.*

## Ground Floor

- Reception Hall • Breakfast Room • Kitchen • Snug • Dining Hall • Drawing Room • Study
- Annexe Living Room/Kitchen • Utility Room

## First & Second Floor

- 5 Bedrooms • 5 En Suites • Dressing Room
- Second Floor Bedroom with En Suite Bathroom

## Equestrian Facilities

- Stabling • 8 Loose boxes • Tack Room • Tool Room • 2 Paddocks of approximately 2.5 acres each plus a further 4 fenced fields and open meadows surrounded by woodland • Timber Field Shelter

## Grounds & Gardens

- 27 acres of land • Detached Garage building with Games Room over • All Weather Tennis Court • Rose Tunnel • Agricultural Outbuildings • Large secure barn for vehicle storage
- Terraced Garden with Ornamental Pond • Landscaped Irrigation • Raised Vegetable & Herb Beds
- Glasshouse • Meadow Valley & Stream surrounded by mixed woodland

*Offers In Excess Of £4,950,000*





## The Property

Originally built in 1902, this stunning home enjoys an extremely private and tranquil setting surrounded by 27 acres of parkland, meadows and woodland. Approached over a cattle grid and along a sweeping driveway fenced on both sides with cast iron Estate Railings, and meandering through the undulating and attractive grounds. The drive passes an enclosed orchard, an all weather tennis court then spurs to the left to the main house and garage complex and onto discreetly hidden modern and secure agricultural buildings. An ideal set up for those who wish to enjoy a private car collection or for boat and horse box storage, for example. The house enjoys an elevated position with views over the undulating meadows and paddocks which are surrounded by woodland to the boundaries.

The house is beautifully presented throughout and allows for a spacious self contained annexe if required. The heating to the entire ground and first floor is via an under floor system. The lighting is operated by a scene-setting iLight system with integrated audio speakers to the ground floor. A comprehensive intruder/fire alarm system is installed. The main rooms benefit from a south facing aspect and are filled with natural light. The rooms of particular note:

The reception hall with a high ceiling void, Travertine tiled floor and a hugely impressive oak-clad cantilevered staircase. The drawing room with exposed oak floor, Chesney fireplace and unrivalled views over the gardens, pasture and woodland. The dining hall is an impressive size and a particular focal point to the interior of the house. French doors open to the very impressive southerly facing garden terrace which spans the entire width of the house.

The kitchen is well equipped with modern American walnut cupboards and units with Travertine worktops. There is a range of integrated Gaggenau, Miele and Sub-zero appliances. The adjoining breakfast room has been designed in the style of an orangery with many glazed full height windows and benefits from beautiful southerly views.





Thorneywood House, Black Lane, Bransgore, Dorset

Gross internal area ( approx )

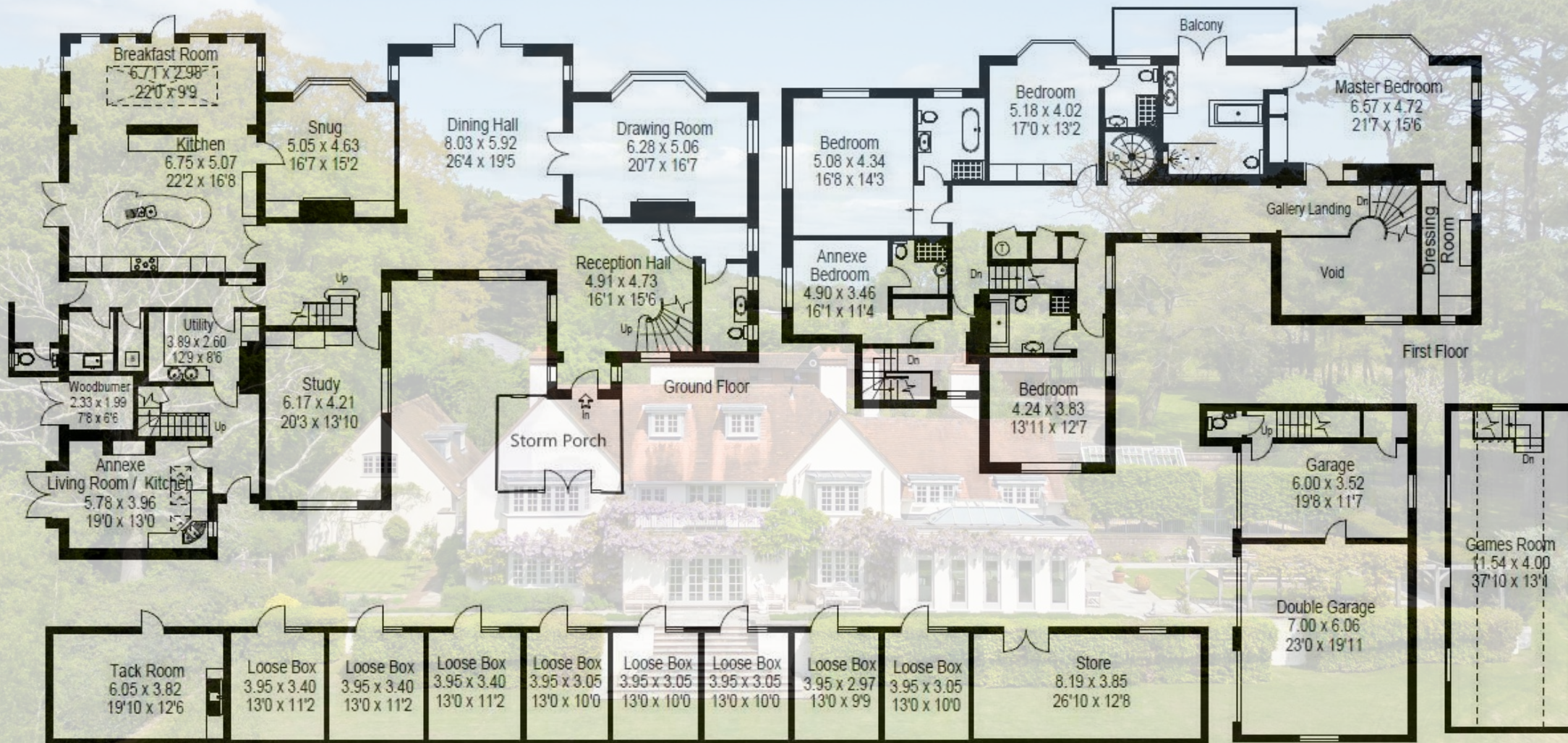
580 sq m / 6245 sq ft

Garages / Games Room 123 sq m / 1326 sq ft

Stables 161 sq m / 1738 sq ft

For identification only. Not to scale.

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## The Property Continued...

The oak clad curved staircase, a wonderful example of engineering, leads up to the galleried landing on the first floor. On this floor are four bedrooms all with adjoining bath or shower en suites including the very generous principal suite with an equally impressive en suite bathroom plus separate dressing room.

The second floor bedroom/sitting room is accessed via a stunning limed oak-encased spiral staircase and includes an en suite bathroom. This area would be suitable as a teenager flat with views over the pasture and valley. There is a separate front entrance and hallway within one wing of the house that would suit as a self contained apartment, ideal for staff or a relative having a sitting room with wood burner, kitchen area and bedroom with en suite shower room.









*The majority of the land sits to the south of the house and rolls away to a meadow valley and stream surrounded by mixed woodland*

## Grounds & Gardens

The gardens and grounds have received the same attention to detail as the interior of the house. To the north is the artificial grass all weather tennis court which has been subtly part enclosed with fine fish netting blending with the natural surroundings. To the southern aspect of the court is a well established rose tunnel, lawns and espalier apple trees. The north side has adjoining stabling (eight loose boxes with tack room and tool room) all in excellent order and recently re-roofed and with power and water supply. To the east are two paddocks both of two and a half acres in size with a large waney edged timber field shelter, plus another four fenced fields and open meadows.

The modern agricultural buildings are discreetly positioned within the grounds adjacent to the woodlands and consist of various steel framed barns, including a substantial high barn which is suitable for storing tractors, machinery and boats and utilised as a hay loft at one end. This building also offers excellent potential to store a private car collection.

To the east of the house is an immaculately presented formal terraced garden with ornamental pond. A large oak pergola provides protection for outdoor lounging, perfect for 'al fresco' dining. Wonderful southerly views over the gardens and grounds enhance this experience.

There is landscaped irrigation from the private borehole to the lawns and formal flower beds around the house. Adjoining the formal garden is a walled kitchen garden interspersed with raised vegetable and herb beds. At the driveway end sits a traditional lean to glasshouse. There is a 'gardeners toilet' close by. The majority of the land sits to the south of the house and rolls away to a meadow valley and stream surrounded by mixed woodland.









## The Situation

Enjoying a prime south facing New Forest location close to the popular village of Burley which is in the heart of the New Forest National Park and has a range of shops, restaurants and public houses. There is an active village community with a village hall, cricket club, 9 hole golf course and a dispensing GP Surgery. There is also a popular farm shop in nearby Bashley.

There are several award winning hotels and restaurants within close proximity to the house. This country estate enjoys superb riding out with direct access to The New Forest where unlimited hacking out throughout all seasons can be achieved over the 57,000 hectares.

## Directions

From our office in the centre of Burley, take the road signposted to Bransgore and starting at the War Memorial, bear left. Drive for approximately two miles across heath land and at the top of the hill turn left into Forest Road. Continue for about half a mile turning right into Black Lane. The entrance gates and drive to the residence will be found after a short distance on the right hand side.

## Services

Energy Performance Rating: D Current: 55 Potential: 77

Mains electricity

Mains water

Private drainage

Oil for central heating, bottled gas for the garage and games room.

There is also a Farm 2000 wood burner providing an alternative heating source. The house has a private supply of firewood from the woods attached to the property.

Electric entrance gates with remote control via mobile phone.





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

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