



Forest Heath

*Setley, Brockenhurst, SO42 7UF*

SPENCERS  
NEW FOREST





# FOREST HEATH

## SETLEY • BROCKENHURST

*A magnificent Lutyens inspired country residence set in glorious private grounds of approximately seven acres on the outskirts of Brockenhurst and within easy access of Lymington and the coast. The property enjoys a private, yet easily accessible position surrounded by open forest and further benefits from a range of extensive outbuildings, an annexe, three paddocks, a swimming pool and the potential to create additional living accommodation (STPP).*

### Ground Floor

Sitting Room/Dining Room with Sun Loggia • Kitchen/Breakfast Room • Study • Cloakroom • Snug • Utility Room

### Attached Annexe

Living Room • Kitchen • Bedroom • Bathroom

### First Floor

Principle Bedroom with En-suite Bathroom • Three Further Double Bedrooms • Bathroom • Shower Room • Attic Room/Bedroom 5 • Storage Room

### Outbuildings

Stable • Boot Room • Laundry Room with Shower • Double Garage • Timber Store • Pool Shed • Large Barn • Brick Barn • Potting Shed • Shepherds Hut

**£2,995,000**





## The Property

Believed to date back to 1928, this beautiful home has been the subject of an extensive programme of modernisation by the current owners. The result is a beautiful family home elegantly combining period detailed interiors with the conveniences of modern living.

### Ground Floor

*Covered Oak Framed Porch* – Glazed to side aspect. Solid wood front door opening into:-

*Reception Hall* – Impressive space leading through to the principle ground floor living spaces. Feature wooden architrave, picture rails, skirting boards and exposed wood flooring. Impressive wide oak stairwell with oak treads and balustrades ascending to the first floor. The stairwell is flooded by natural light from windows to the front elevation.

*Study* – Bow window to the front aspect. Feature brick fireplace and hearth. Large storage cupboard. Exposed wooden flooring.

*Cloakroom* – White wall hung wash hand basin with splashback. Part tiled walls with coordinating tiled flooring. Window. Door opening into WC. Additional window.

*Sitting Room* – Magnificent room opening into the dining area creating one fantastic space for day to day living and entertaining. The sitting area features a large newly fitted 8KW woodburner and exposed wooden flooring, full height side windows, a large bay window with built in seating and a door opening onto the rear garden.

*Dining Area* – Good size room comprising a built-in dresser, feature window to the rear aspect with built in window seating and the space to accommodate a large dining table for family gatherings.

This wonderful combined space forms the heart and soul of this beautiful home with natural light permeating the rooms and spectacular views across the grounds.

*Kitchen/Breakfast Room* – A wonderful light and open space featuring a vaulted ceiling with skylight windows as well as rear aspect windows, french doors opening onto the rear terrace and garden. The kitchen is fitted with a stylish range of walnut wall and base units, gas fired Aga cooker, a newly fitted built-in double oven and two walk-in pantry cupboards and ceramic stone flooring throughout the kitchen areas.

*Utility Room* – Practical space fitted with coordinating units and work surfaces as well as plumbing and space for appliances. Linen cupboard. Door opening out onto the courtyard.



## The Property Continued...

*Snug* – Flexible space offer options for a variety of usages with corner windows overlooking the drive.

*Inner Lobby* – Personal door into the double garage and stairwell ascending to a

*Triple aspect loft room/play room* - With wash hand basin and an easy access storage room to the other side.

### First Floor

*Galleried Landing Area* – Overlooking hallway below. Windows to front aspect and feature picture rails and exposed wooden flooring. Access to loft and all bedroom/bathroom accommodation.

*Principle Bedroom* – Superb triple aspect room with windows to the front and side aspects offering elevated views across the grounds. Range of built-in wardrobes, drawers and dressing table.

*En-suite Bathroom* – Newly fitted suite comprising a double ended bath with waterfall taps and shower attachments, wash hand basin set into vanity unit and WC. Tiled walls and flooring. Towel radiator.

*Bedroom 2* – Double aspect room with windows to the rear and side aspect offering elevated views across the grounds. Built-in wardrobes, vanity units and exposed wooden flooring. Part vaulted ceilings.

*Bedroom 3* – Rear aspect windows overlooking the garden and paddocks. Wash hand basin set into vanity unit, built-in wardrobes and exposed wooden flooring.

*Bedroom 4* – Double aspect room with windows to rear and side aspects offering views across the grounds.

*Family Bathroom* – Newly fitted suite comprising a panelled bath with shower fittings over, wash hand basin vanity unit and WC.

*Family Shower Room* – Modern suite comprising a walk-in shower unit, wash hand basin set into vanity unit and wc. Fully tiled walls and flooring. Towel radiator. Front aspect window offering views across the fields.

**NB:** The property offers considerable scope for enlargement by extending across the inner courtyard, incorporating the annexe into the main living accommodation and potentially building above (subject to the necessary planning consents being granted).







## Specification

### Recent Works Undertaken

- Installation of new sizeable compliant waste treatment plant
- Creation of a new grey water drainage system, soakaway and rainwater harvesting tank
- Roof and guttering checked and cleaned and made good as required
- Comprehensive tree maintenance undertaken to all trees bordering and set on the grounds by Bearwood. Supply of wood and chippings available
- Monthly maintenance of the paddocks to bring them up to a good standard with excellent drainage
- Installation of a Starlink Internet to ensure fast broadband coverage
- Full CCTV system fitted
- Addition of newly fitted electric gates and intercom system
- New non copyable key system and locks fitted
- Whole home professional redecoration in Farrow and Ball Colours
- Refurbishment of the annexe
- Newly created Kitchen Garden with fox proof fencing and chicken coop
- Overhaul of the outdoor swimming pool undertaken and regular maintenance programme in place by PBS
- Deer fencing to garden area
- Upgrade of the access track

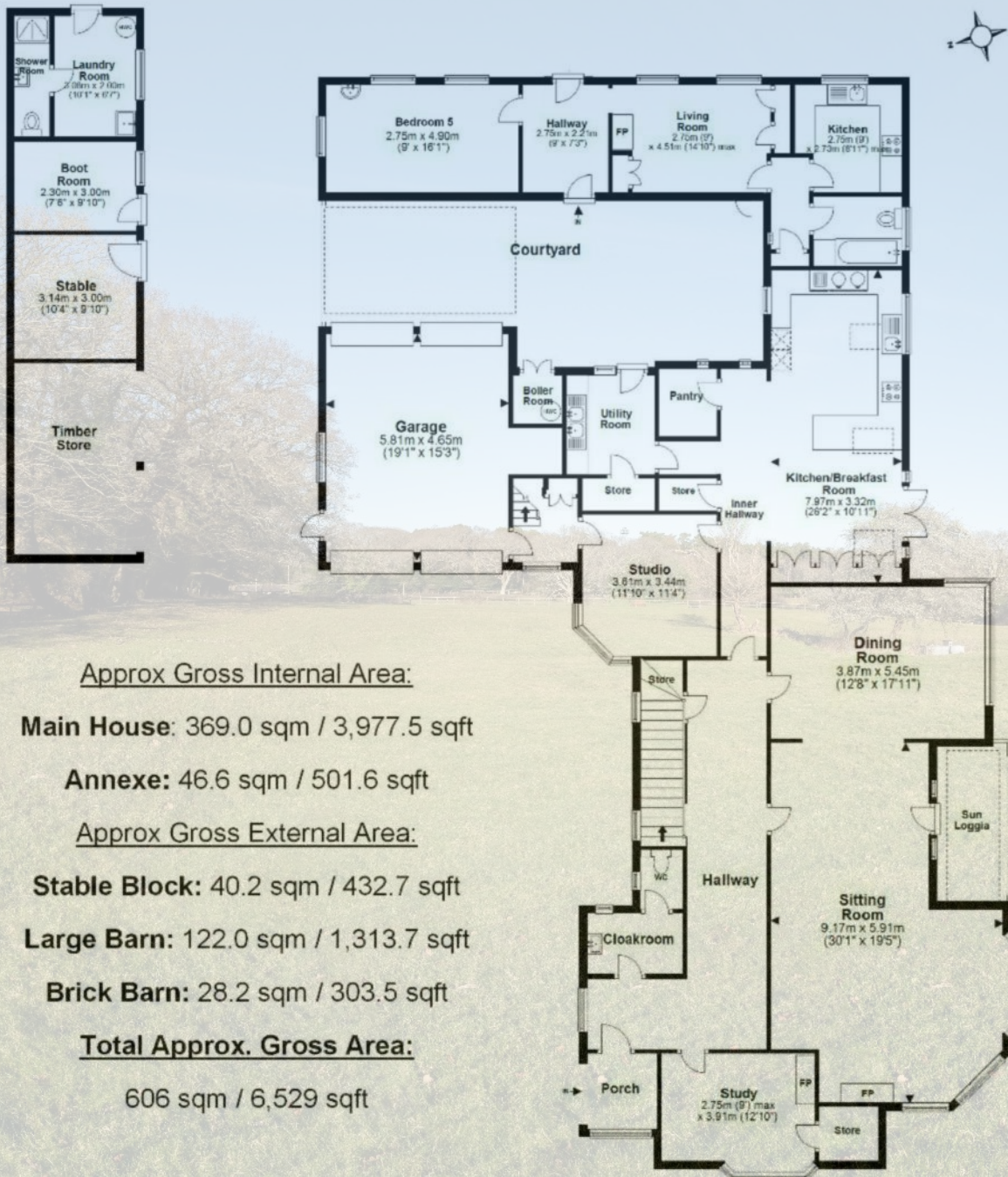
## Directions

From our office in Brockenhurst turn left and proceed to the end of Brookley Road. Turn right at the end of the road and pass over the level crossing. Proceed along the Lymington Road for approximately 1 mile, past The Filly Inn, where a small sign marked 'Forest Heath' will then be seen on your left hand side. Turn left onto the track and proceed down to the entrance gates.

## The Situation

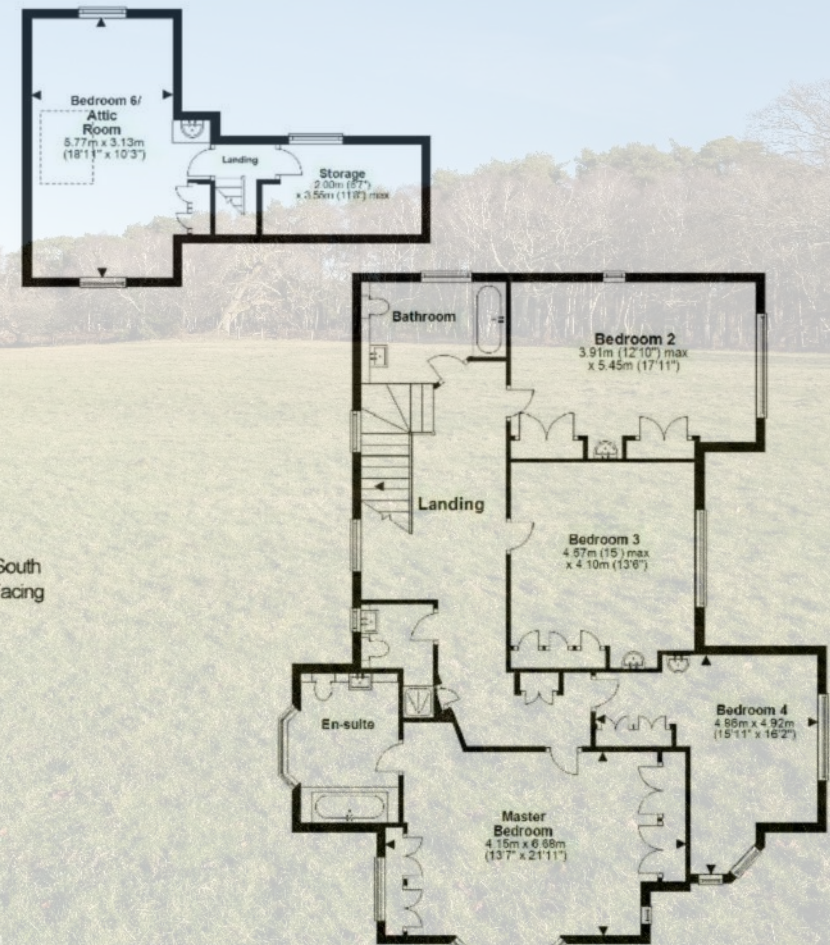
The property enjoys an idyllic location, situated at the end of a private track between Brockenhurst and Lymington. The village of Brockenhurst lies approximately two miles away and benefits from a mainline station with direct access to London Waterloo and an extensive range of local shops, restaurants, a primary school, a popular tertiary college and the renowned Brockenhurst Golf Club. The Georgian market town of Lymington is approximately two miles south with its extensive yachting facilities, Saturday market and a ferry service to Yarmouth, Isle of Wight.

## Ground Floor



## FLOOR PLAN

## First Floor



### Approx Gross Internal Area:

**Main House:** 369.0 sqm / 3,977.5 sqft

**Annexe:** 46.6 sqm / 501.6 sqft

### Approx Gross External Area:

**Stable Block:** 40.2 sqm / 432.7 sqft

**Large Barn:** 122.0 sqm / 1,313.7 sqft

**Brick Barn:** 28.2 sqm / 303.5 sqft

### Total Approx. Gross Area:

606 sqm / 6,529 sqft



## Outbuildings & Large Barn

### Attached Annexe

Adjoining the property and formed around an inner courtyard is a delightful single storey one bedroom cottage comprising a sitting room, kitchenette, bedroom and bathroom. The cottage offers options for guest accommodation, income potential or redevelopment, subject to planning.

### Outbuildings & Large Barn

Set off the driveway are a number of outbuildings comprising a stable/boot room, stable/tack room, shower room and changing facilities for the outdoor pool and guests.

**NB:** From the driveway, a further five bar gate opens onto a short track leading to a large area where planning permission has been granted for the erection of a substantial car/boat barn measuring approximately 10.2 m x 9.2m. The barn would feature a vaulted ceiling and would be capable of housing multiple vehicles, ribs or a boat.

#### Forest Heath Outbuildings / Approx Gross Areas

Large Barn:  
93.85 sqm / 1010.2 sqft (planning permission secured)

Brick Barn: 28.2 sqm / 303.5 sqft

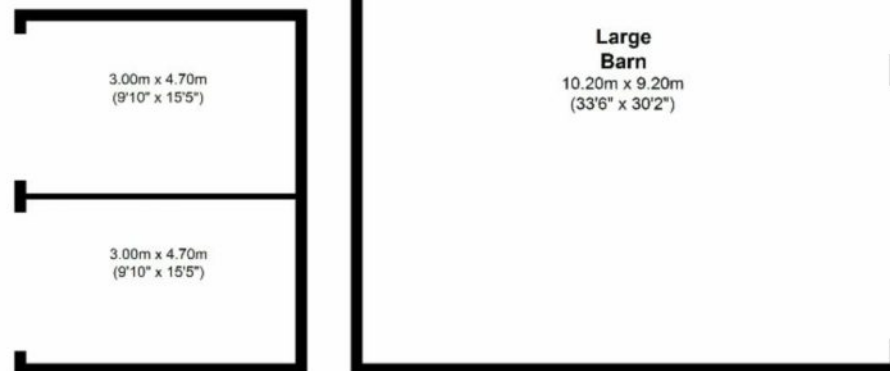


Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest  
Plan produced using PlanUp.



## Grounds & Gardens

The property is located off a private track and accessed via large electric gates which open onto a gravel driveway with turning circle and an additional parking area set to the side with a double brick built open garage. Set off the turning circle is a double garage.

Extending across the rear elevation of the property is a paved sun terrace enjoying a lovely southerly aspect and direct views across the gardens and paddocks.

The rear garden enjoys a lovely southerly aspect and is mainly laid to lawn, interspersed with beautiful specimen plants and mature trees. The garden wraps around to the side of the property to a wonderful little haven where a beautiful weeping willow tree and a barbeque/seating area form around a swimming pool to create a perfect space for entertaining or relaxation with the benefit of a rather lovely shepherds hut.

Set to the rear of the gardens there are two paddocks which benefit from a water supply and separate access to the road and bridle way. The eastern boundary of the grounds adjoins and offers magnificent far reaching views across Setley enclosure and the new forest.

To the front aspect is a large field flanked by established tree and hedge borders providing an attractive focal point and offering options for various usages.

In total, the stunning and completely private grounds extend to approximately 7 acres and are surrounded all sides by open forest.

We understand the property also benefits from forest rights and is available with no onward chain.

## 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 fittings, 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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*Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college*

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## Additional Information

Tenure: Freehold  
Council Tax Band: H  
Energy Performance Rating: D

Mains gas, electricity and water  
Private drainage

Flood Risk: Very Low

## Points Of Interest

|                                             |           |
|---------------------------------------------|-----------|
| Brokenhurst Golf Club                       | 0.6 miles |
| Brockenhurst Primary School                 | 1.0 miles |
| Brockenhurst Mainline Railway Station       | 1.0 miles |
| Brockenhurst Tertiary College               | 1.3 miles |
| The Pig Hotel & Restaurant                  | 1.7 miles |
| St. Luke's Church of England Primary School | 1.8 miles |
| Lymington Hospital                          | 2.5 miles |
| Walhampton School (Private)                 | 2.9 miles |
| Waitrose Lymington                          | 3.2 miles |
| Lymington Quay                              | 3.3 miles |
| Lymington Health & Leisure Centre           | 3.4 miles |
| Priestlands School                          | 3.4 miles |
| Limewood Hotel, Gym & Spa                   | 4.2 miles |
| Ballard Private School                      | 4.7 miles |



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

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