



East Hill Farm

Exbury, Southampton, SO45 1AL

SPENCERS
NEW FOREST





EAST HILL FARM

EXBURY • HAMPSHIRE

One of the New Forest's hidden gems. A beautiful Grade II Listed farmhouse on the edge of Exbury that has been sensitively updated by the current owners and now offers extensive accommodation of over 6,200 square feet including excellent home office space. The house sits centrally in its 12.06 acres of grounds which include outbuildings, gardens, swimming pool, paddocks and woodland.

Ground Floor

Playroom • Games Room • Kitchen/Breakfast Room • Family Room • Drawing Room
Study • Pantry • Cloakroom • Boot Room • Utility Room • Two WC • Store • Workshop

Annexe

First Floor

Principal Bedroom with En Suite & Dressing Room • Five Further Bedrooms, one with Balcony
and one with En Suite • Two Bathrooms • Snug • Studio/ Office with Balcony

Second Floor

Seventh Bedroom with En Suite

Outbuildings

Barn • Small Barn • Stable • Garage • Swimming Pool • Pump Room

£3,995,000





The Property

The property has undergone a significant programme of restoration and refurbishment by the current owners resulting in what is now arguably one of the finest dwellings in the area.

Internally, the main house offers a good configuration of flexible, well-appointed accommodation which is further enhanced by a number of converted outbuildings providing in total around 10,000 sq. ft. of exceptional living, working and recreational space.

To the ground floor, the principle living rooms comprise a triple aspect drawing room with feature open fireplace and adjoining snug, a double aspect sitting room with exposed beams and a play room which has also been used as a formal dining room with feature wood burning stove and Oak flooring. Of particular note is the wonderful farmhouse kitchen/breakfast room which very much forms the hub of the home with an impressive Minstrels gallery and open vaulted ceiling above.

The kitchen is fitted with a range of bespoke units, an Aga and slate flooring and with the other principle rooms features doors

opening onto the rear terrace and garden. Further rooms to this level include a utility room, pantry, games room which currently houses a full size snooker table, snug, boot room and wc.

Adjoining the games room is a large workshop which in turn adjoins a fantastic two storey triple aspect annexe, currently arranged as a home office, with vaulted ceiling and private balcony offering options for a variety of usages (subject to the necessary planning consents being granted).

To the first floor, the Minstrels gallery cleverly incorporates a snug in the front gable window. The charming master bedroom features a designated dressing area, built-in wardrobes and an en-suite bathroom and enjoys delightful views across the grounds. There are a further four bedrooms to this level, all of which have fitted wardrobes two further bathrooms and a good size office with views across the garden.

From the first floor landing a stairwell leads up to the second floor where there is an additional bedroom and bathroom.









FLOOR PLAN

East Hill Farm Outbuildings



Serving outdoor swimming pool
(not shown)



Approximate Total Gross Internal Areas

Outbuildings (not necessarily in correct position/orientation): 290.0 sqm / 3123.0 sqft



Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.





The property enjoys a private setting on the edge of the popular village of Exbury, which lies on the south-eastern fringes of the New Forest.

Grounds & Gardens

The property is approached by a long sweeping driveway leading to an expansive gravel driveway providing parking for multiple vehicles, with further parking available to the side. The property sits centrally in beautiful grounds comprising areas of formal lawn gardens, paddocks and woodland interspersed with a variety of planted borders and mature trees and shrubs providing year-round colour. A fantastic slate sun terrace adjoins and extends across the rear of the house, overlooking the delightful mature gardens and providing an ideal space for entertaining and outdoor dining. Also set to the rear is a walled garden containing a recently installed outdoor swimming pool. There is also a natural pond at the bottom of the garden. To the western elevation there are extensive outbuildings including a large barn, garage, stables and a further small barn. In total, the gardens and grounds extend to approximately 12.06 acres.



Directions

Leave the M27 at Junction 2 and continue along the A326 following the signs to Beaulieu. After approximately six miles turn right at the Dibden roundabout onto the B3054 and follow the signs to Exbury Gardens. Continue through the village of Exbury following the road to the right and after about half a mile the driveway to East Hill Farm will be found on the left opposite Green Cottages, and marked by a 'Footpath' sign.



The Situation

The property enjoys a private setting on the edge of the popular village of Exbury, which lies on the south-eastern fringes of the New Forest, bordered by the Beaulieu River and Solent shore. The house is a short walk from Lepe Beach and surrounded by the open spaces of the New Forest National Park.

The property is within easy reach of the historic village of Beaulieu (4 miles) which features a pretty high street steeped in history, with a range of local amenities and facilities including a hotel, restaurants, tearooms, a garden centre and a primary school.

The bustling forest village of Brockenhurst (12 miles) offers a mainline station linking to London Waterloo (approximately 90 minutes). Approximately 12 miles to the south is the much famed Georgian market town of Lymington with its extensive yachting facilities, famous Saturday county market and ferry service to Yarmouth, Isle of Wight.







Services

Oil fired central heating

Private drainage

Mains water & electricity

Energy Performance Rating: Not applicable as Grade II Listed Property

Council Tax: Band H

Property Video

Point your camera at the QR code below to view our professionally produced video.



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.



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

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