



Black Knoll House

Rhinefield Road, Brockenhurst, SO42 7QE

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NEW FOREST





BLACK KNOLL HOUSE

RHINEFIELD ROAD • BROCKENHURST

One of the finest and most important Victorian properties in Brockenhurst, a magnificent and substantial country house set in delightful gardens and grounds extending to 10.2 acres including paddocks, a woodland area and stream. The property benefits from accommodation extending to approximately 6900 ft set across three floors with grand, elegant proportions and to the outside a four berth garage with extensive parking. The property is conveniently set in walking distance of the village amenities, mainline train station within 90 minutes of London Waterloo and whilst enjoying direct forest access to the rear.

Main House

- 9 Bedrooms • 6 Bathrooms • Reception Hall • Drawing Room • Dining Room
- Kitchen/Breakfast Room • Family Room • Office
- Orangery • Utility Room
- Boot Room

Grounds & Gardens

- Grounds extending to 10.2 acres • Woodlands • Parking Area
- Four Berth Garage • Direct Forest Access

£4,950,000



9



5



6



The Property

This classic property offers an elegant and soft facade of exposed brick combined with protruding bay windows, set under tile hung gabled rooflines. Internally, the accommodation extends to approximately 6900 square feet and features beautifully proportioned accommodation set across three floors.

Ground Floor:

A central covered storm porch opens into a welcoming reception hall with ornate plasterwork, deep architraving and ceiling rose. The hallway links to all the principal ground floor living spaces with stairs leading up the upper floors and access to the rear of the stairs leads outside to the formal side gardens.

A statement dual aspect drawing room is set across the hall and features high ceilings, ornate wall panels, dado rails, high skirting boards and large bay windows, with built in shutters, overlooking the grounds and paddocks beyond. A large central fireplace provides a focal point for the room and stained wood flooring complements the room.

The grand dining room is set adjoining the drawing room, again with two large sash windows overlooking the rear. A central fireplace is a real feature of the room which can very comfortably accommodate a large dining table for extensive entertaining and fine dining.

A further door leads to an inner hallway, with coat storage and a second set of back stairs leading to the upper floor. A generous cloakroom is set from here with high level WC. Steps lead down into a large kitchen/breakfast room with useful utility rooms set off including a pantry, boot room with access to the parking areas and laundry room.

The kitchen features cream shaker style units with complimentary wooden edged work surfaces and tiling to the splashbacks. A peninsular bar leads round to a seating and further dining area with expansive glazing allowing for plentiful light and overlooking the rear grounds with French doors leading out to the terrace.

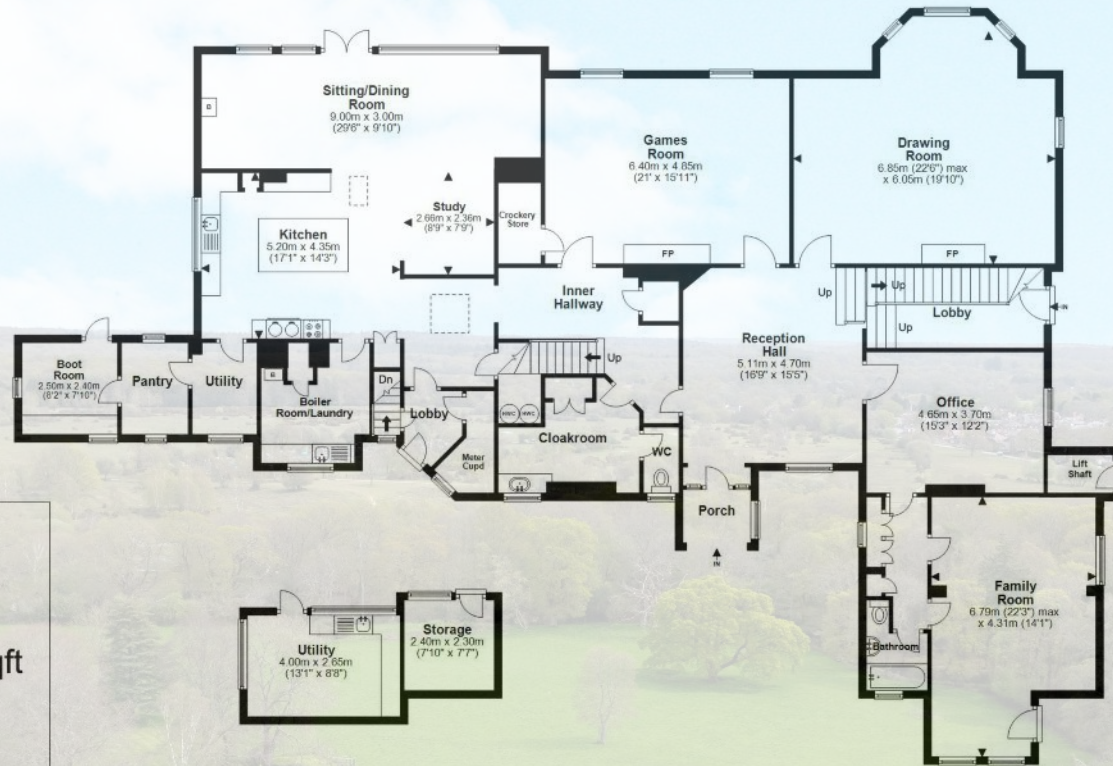
Access from the inner hallway leads to a further lobby with plant room, access to the front grounds and a door leads down to a useful cellar which houses another utility room and storage/wine cellar.





Floor Plan

Ground Floor

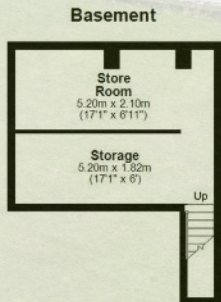


Approx Gross Internal Areas

House: 640.9 sqm / 6898.6 sqft
Outbuildings: 120.6 sqm / 1298.1 sqft

Total Approx Gross Area:
761.5 sqm / 8196.7 sqft

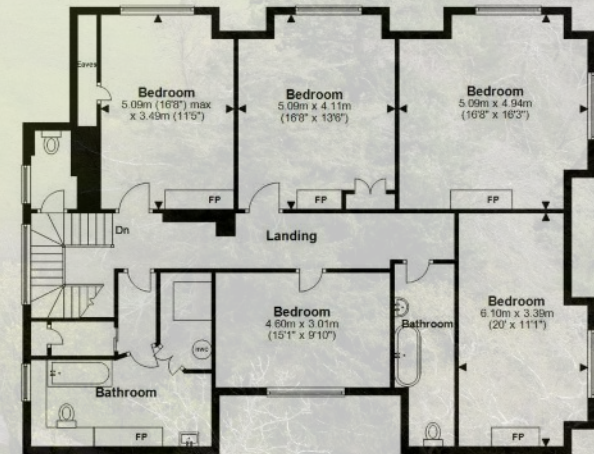
First Floor



Between Ground Floor and First Floor



Second Floor





The Property Continued...

At the other end of the ground floor and set off the reception hall is access to the office which benefits from extensive built in cabinetry and aspects across the formal side garden. From here an inner hall leads to a bathroom and family room/gym which could be used for any number of options and with the benefit of an external door could be made into a self contained annexe.

First Floor:

A large galleried landing area with ornate cornicing and two large windows provides a superb additional seating and reading area set around another attractive fireplace. From here there is access to all bedroom accommodation to this level and a large family bathroom.

The principal bedroom is light with dual aspects and elevated views across the gardens and forest to the rear. The room benefits from a dressing room with extensive fitted clothes storage which leads in turn into the ensuite bathroom with four piece suite which also benefits from open views across the gardens.

A guest suite is set across the landing which offers a lovely sunny room with ensuite shower room. Two further good sized bedrooms are set to the rear of the landing.

An impressive family bathroom features an attractive array of arched windows and offers a separate shower cubicle and double ended roll top bath with vanity wash basin and high level WC.

A second flight of stairs leads back down to the ground floor and takes you up to the second floor. Set on the half landing a door leads to external steps down to the parking area to give separate access to the top floor if required. A WC is set on a further half landing.

The second floor is extensive and offers another five good sized bedrooms, most of which have ornate fireplaces, elevated views, and ornate ceiling angles. These bedrooms are serviced by two bathrooms and the entire floor could be arranged as self-contained accommodation if required.

Agents Note: We believe the property also offers scope for extensive further enlargement if required (subject to the relevant planning consents being granted).











History

Black Knoll House was commissioned and built between 1882 and 1890. The property was designed by Sir Reginald Blomfield RA, who also designed the Prime Minister's country house, Chequers, for Henry Bowden-Smith JP, the Head Forester. He and members of the related Cumberbatch family, both prominent families in 19th century Brockenhurst, lived at Black Knoll House for its first fifty years.

Black Knoll was a single estate until the early 1990's from which The Loriston-Clark family who lived there from 1953 to 1992, ran equestrian activities as Catherston Stud Farm with an indoor arena, stabling and cross-country eventing course.

In the early 1990's the estate was split into three parts and Black Knoll House as we know it now was acquired by the current sellers in 1996. They later added some additional land and woodland to the right of the drive.



Black Knoll
Cottage

Black Knoll
House

CG

Pond

Drain

Drain

Pond

Drain

0m 20m 40m 60m

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Grounds & Gardens

The scene is set by a long sweeping driveway, flanked by paddocks, leading up to the select estate. The drive leads into a gravelled turning circle and parking area in front of the house.

The stunning grounds surround the property to three sides with established tree and hedge borders providing a high degree of privacy and seclusion.

Set to the rear of the property is a large expanse of level lawn in front of the paddocks which lead to a small pretty area of woodland and stream.

To the side of the property a more formal garden is set with mature planting and ornate box hedging and ornamental shrubs and trees.

An attractive orangery is set to the side of the formal gardens offering a spectacular outdoor space for dining or seating with views across the gardens.

The paddocks are set around the periphery of the grounds backing onto the woodland and open forest. There is access out to the forest at the rear which leads out to Aldridge Hill with superb walks and access to miles of open forest and heathland, ideal for riding out.

In total, the gardens and grounds extend to 10.2 acres.

A four berth garage complex is set to the side of the property with further additional parking set to the front. A further single garage is set to the front drive and further outbuildings include an implement store.

Agents Note

The property has forest rights of common pasture and mast.





Directions

From our office in Brookley Road, turn right and proceed over the Watersplash turning right onto Rhinefield Road. Proceed along the road passing the Forest Park Hotel on the left hand side. Turn right shortly after taking a private drive which leads up to Black Knoll House and turn right into the drive.

Services

Tenure: Freehold

All mains services connected

Council Tax Band: H

Energy Performance Rating: D Current: 59 Potential: 74

The Situation

Black Knoll House is situated at the western end of Brockenhurst set off Rhinefield Road close to the village centre and amenities and the much famed Rhinefield Ornamental Drive. The location is arguably one of the finest in Brockenhurst, with the village offering a mainline railway station with direct links to London Waterloo (approx. 90 minutes), a well-regarded primary school and tertiary college and a good local community of shops and restaurants.

The picturesque village of Beaulieu lies 7 miles to the east with the marina of Bucklers Hard on the Beaulieu River. Approximately 4 miles to the south is the Georgian market town of Lyminster with its extensive yachting facilities, its famous Saturday county market and ferry service to Yarmouth, Isle of Wight. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 giving access to London.



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

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com