



Kelham

Dock Lane, Beaulieu, Brockenhurst, SO42 7YH

SPENCERS
NEW FOREST





KELHAM

BEAULIEU • HAMPSHIRE

A substantial house dating from 1912 which has been beautifully updated in recent years. The house enjoys an extremely secluded yet elevated position in one of the area's most sought after areas with glorious views of the surrounding countryside and Beaulieu River.

Kelham

Sitting Room • Garden Room • Kitchen/Breakfast Room

Dining Room • Study • Utility Room • Larder

Two Cloakrooms • Storage Room • Boiler Room

First Floor

Six Bedrooms, one with Dressing Room • Three Bathrooms (one en suite)

Outside

Garage • Car/Boat Port

OIEO £2,750,000



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The Property

Believed to date from 1912 and beautifully updated in recent years by the current owners, the house incorporates many features of the Arts & Crafts movement including large, light-filled rooms and a loggia which has been enclosed to create a charming garden room providing direct access to the southerly terrace with views across the garden to the Beaulieu River. The house also faces south and enjoys expansive views over the surrounding unspoilt countryside with the Beaulieu River forming an attractive focal point. The front door opens to a welcoming entrance hall which opens to the garden room providing instant views to the garden and river. Double doors open from the hall to the large dual aspect sitting room with wood burning stove and, again, views to the Beaulieu River valley. There is a very generously proportioned dining room with an open feature fireplace which opens onto the large kitchen / breakfast room that has an attractive central island with breakfast bar and bi-fold doors which open onto the garden and also maximise a sense of space and light in the room. . Beyond the kitchen is a superb utility room with excellent space for washing, drying, coats & boots with a large walk-in pantry.

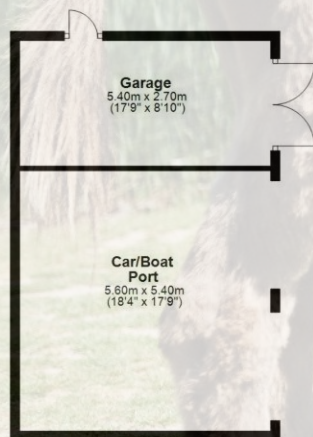
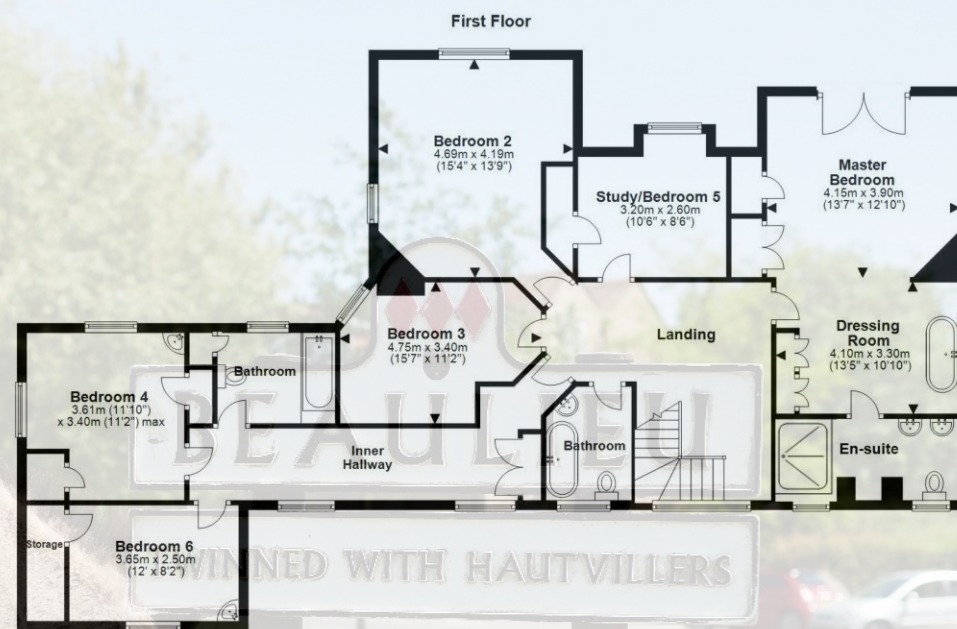
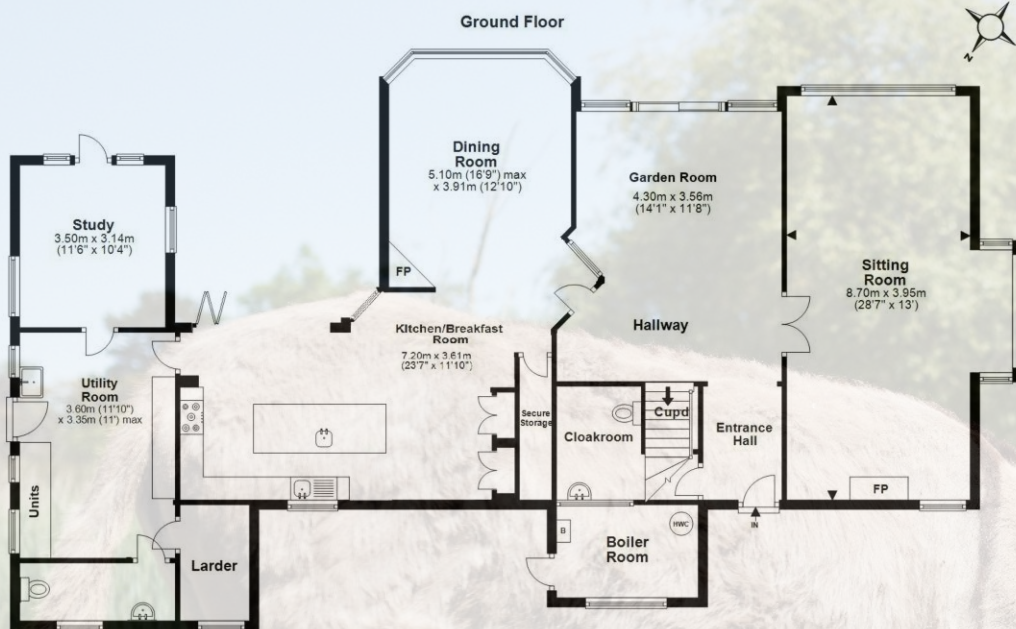
There is a back door to the outside. A downstairs study and cloakroom with wc completes the ground floor.

On the first floor there is a spacious landing which provides access to the principal bedrooms. The master bedroom is particularly generous with plenty of built in wardrobes and ample space for dressing as well as a free standing bath. There is an en suite bathroom with a large shower. Also off the main landing are three further bedrooms; a double bedroom, a twin room a further bedroom currently used as a study. The family bathroom is also accessed from the landing. A hall then leads to two further double bedrooms and bathroom.

The house has been beautifully and carefully updated recently by the current owners and the roof was replaced in 2020.







Approximate Gross Internal Areas

House:

Ground Floor: 171.6 sqm / 1847.0 sqft

First Floor: 147.1 sqm / 1583.4 sqft

Total: 318.7 sqm / 3430.4 sqft

Outbuilding: 44.8 sqm / 482.3 sqft

Total Approximate Gross Area: 363.5 sqm / 3912.7 sqft





The house has been carefully remodelled to create contemporary, yet classically proportioned rooms the majority of which face south overlooking beautifully planted gardens.

Grounds & Gardens

The gravel drive opens off the lane and leads to a large turning and parking area adjacent to the house as well as a modern double timber garage and mower garage. The gardens are a particular feature of the property and extend predominantly to the south of the house. There is a stone terrace extending along the south side of the house which is accessible from the garden room and kitchen. Beyond the terrace manicured lawns and beautifully planted beds slope gently down towards a picturesque brook beyond which a grass bank, underplanted with seasonal flowers gently rises. To the south west of the house the garden gives way to a wooded area rich with wildlife and perfect for children to explore and build dens.

This area also has a further vehicular access off the lane which is ideal for bringing in machinery to maintain the garden and woodland if necessary. To the north of the house is a well planned and productive vegetable garden with raised beds, a greenhouse and shed. The gardens extend to approximately 2.64 acres in total.



The Situation

The house sits at the end of a long gravel drive, bordered by brick retaining walls and electrically operated vehicular gates. Enjoying a rare sense of privacy yet favoured with far reaching views from its elevated position, the house and gardens face south and enjoy a far reaching outlook across open countryside towards the Beaulieu River. Dock Lane is one of the area's most sought after addresses offering proximity to both the river and the attractive village of Beaulieu just to the south. The surrounding countryside forms part of the well known Beaulieu Estate as well as the New Forest National Park meaning new building is heavily restricted. As a result the surrounding area offers beautiful unspoilt countryside ideal for walking, cycling or riding with sailing at both Bucklers Hard and Lymington. Local transport links are excellent with the national motorway network just 14 miles to the north with fast trains from Southampton Airport Parkway to London Waterloo taking approximately 1h 20mins.

Directions

From our office in Lymington proceed down the High Street and turn left into Gosport Street. At the mini roundabout turn right into Bridge Road and proceed over the river following the B3054 across the forest towards Beaulieu village. At the junction at Hatchet Pond turn right. Continue down the hill and on approaching the village turn right into Palace Lane (B3054). Pass the Abbey on the left and Dock Lane can be found on the right hand side as the road starts to rise. After turning into Dock Lane, pass over the cattle grid and take the turning on the left after approximately 50 yards. Proceed along this lane and the last driveway on the right belongs to the property.



The land totals approximately 2.64 acres and incorporates ample parking, garaging, formal gardens, lawns, a stream & pond and woodland.

Services

Tenure: Freehold

Council Tax: H

Energy Performance Rating: E Current: 49 Potential: 76

Property Construction: Brick elevations and tile roof

Heating: LPG fired heating

Utility Supplies: Mains electricity, fresh water and drainage and LPG gas

Broadband: Cable Broadband, superfast broadband with speeds of up to 80mbps is available at this property

Conservation Area: Yes, Beaulieu

Parking: Private driveway, timber garage

Important Notice

Spencers of Lymington 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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