



Conifers

*Dock Lane, Beaulieu, Brockenhurst, SO42 7YJ*

SPENCERS  
NEW FOREST







# CONIFERS

DOCK LANE • BROCKENHURST

*An intriguing property created by a renowned architect extending to over 2,000 sq ft of split level accommodation and enjoying a park-like setting a moments walk from the river on one of Beaulieu's most exclusive roads. The house would now benefit from some careful updating to fully maximise it's potential and glorious surroundings*

## Conifers

Sitting Room • Dining Room • Kitchen/ Breakfast Room • Utility Room

Principal Bedroom with En Suite • Three Further Bedrooms • Shower Room • Cloakroom

Garage

£1,350,000



4



2



2





## The Property

Designed and built in the late 1960s by avant garde architect Seymour Harris the house was inspired by the Floridian Palm Beach architecture of William Krisel and Frank Lloyd Wright. The arrangement of the accommodation is driven by light and space with large windows offering repeated views of the unspoilt gardens and open space surrounding the house. Many original design features of the house remain.

Accessed from the main hall is a corridor leading to the bedroom accommodation which comprises four double rooms. The principal bedroom features extensive built in wardrobes and an en suite bathroom. The remaining three bedrooms all feature built in wardrobes and there is a further shower room and separate wc.

A large covered porch provides access to the front door leading to a generous reception hall with herringbone wood flooring and a door leading to the sitting room where there is a stone fire place and expansive views on two sides. Sliding doors provide access direct to the garden. Accessed from both sitting room and hall is the dining room beyond which lies the kitchen breakfast room and separate utility room.













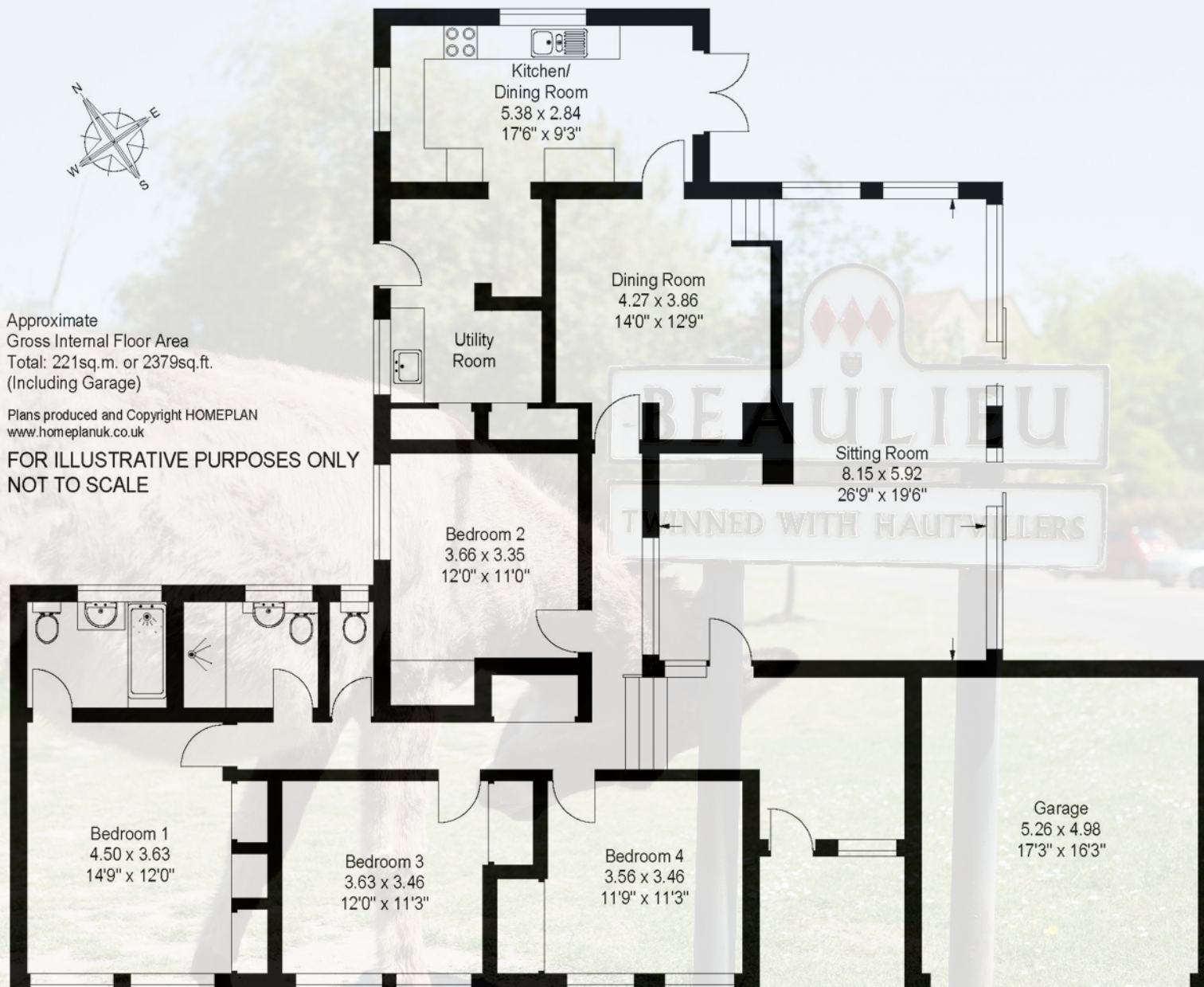
## FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 221sq.m. or 2379sq.ft.  
(Including Garage)

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NOT TO SCALE















## Grounds & Gardens

Set well back from the road there is ample parking and a wide double garage that could, subject to the necessary permissions, be brought in to the living space. The private gardens extend to approximately one third of an acre but these blend seamlessly with manicured land owned collectively by the nearby houses which provide a sense of space and seclusion. The gardens are laid mostly to lawn and feature some mature planting at the boundaries.

## The Situation

The Hummicks is a unique collection of substantial houses which occupy an extremely tranquil partly wooded setting on Dock Lane, one of Hampshire's most exclusive addresses; well known for its riverside mansions. Being a no-through lane, the setting is particularly peaceful and private and enjoys excellent access to both the Beaulieu River (where the house shares a pontoon for the mooring of tenders) and the open spaces of the New Forest National Park which surround the village and over which are a range of picturesque footpaths. Beaulieu is a historic village composed of period houses and home to a range of shops, cafes and restaurants. The popular sailing town of Lymington lies 6.5 miles to the south west with mainline trains to London Waterloo running regularly from Brockenhurst (6 miles) in just over 90 minutes and Southampton Airport Parkway (16.6 miles via M27) in 75 minutes.



## 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 B 3054 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 you start to climb the hill. Continue for approximately 0.6 of a mile and the property will be found on the left hand side just after the turning to The Hummicks.





## Services

Tenure: Freehold

Council Tax - G

EPC - E

Current: 51

Potential: 86

Managed common areas: Conifers along with the other 17 houses comprising The Hummicks jointly owns the common land around The Hummicks as a 1/18<sup>th</sup> shareholder of Hummicks Residents Ltd. Annual fee is currently £450.00.

Property Construction: Brick elevations with metal roof

Utilities : Mains electric/water/drainage and oil heating

Heating: LPG/oil

Broadband: Superfast broadband with speeds of up to 42 mbps is available at this property

Mobile signal / coverage is restricted, buyer to make their own enquiries with their provider

Parking: Private Driveway, garage

Conservation Area: No

## 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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