



Fountain Court

Bramshaw, Lyndhurst, SO43 7JB

SPENCERS
ROMSEY





FOUNTAIN COURT

BRAMSHAW • NEW FOREST

An exceptional Grade II listed Arts and Crafts manor house with expansive views across its own rolling parkland and pasture extending to approximately 65 acres. Fountain Court occupies a prime position in the New Forest, yet offers a remarkable sense of seclusion and privacy, with unrivalled direct access to the New Forest. This exquisite estate also boasts a 6 acre ornamental lake, immaculately landscaped gardens, a swimming pool, tennis court and extensive equestrian facilities, as well as enjoying excellent road and rail communications.

Main House

Main residence extending to approximately 12,000 square feet • 11 Bedrooms • 6 Reception Rooms • 10 Bathrooms • Breakfast Room
• Kitchen/Dining Room • Kitchen • Play Room • Laundry Room • Workshop • Store Room • Wine Cellar

South Lodge

2 bedroom detached lodge house

Outbuildings

Log Cabin • Barn • Stables • Garaging • Workshops

Equestrian Facilities

Manège • Stables • Tack Room

Gardens and Grounds

Gardens and Grounds of about 65 acres • Swimming Pool • Tennis Court
• Cricket Net • Croquet Lawn

Guide Price £7,250,000



11



6



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The Property

Fountain Court is an exceptional Grade II listed Arts and Crafts manor house, built in 1916, in a truly magical setting with direct access to the New Forest. A long, sweeping driveway meanders through picturesque grounds, leading to the grand entrance of this remarkable property.

The elegantly proportioned formal rooms open onto a stunning terrace and swimming pool, both overlooking a serene lake. The grand reception rooms include an opulent drawing room, spacious dining room, refined sitting room and library. Recent enhancements include an orangery with separate kitchen and 1500 bottle wine cellar.

Built for entertaining, Fountain Court boasts an extensive range of utility spaces, including a staff kitchen and back staircase leading to the laundry area and a two-bedroom staff flat.

A recent orangery extension houses an extensive open plan kitchen/dining/living area which enjoys delightful views across the formal gardens and to the lake in the distance.

Upstairs, the principal suite offers two generously sized bedrooms, two dressing rooms and an indulgent bathroom featuring a deep soaking tub and rain shower.

There are seven further en-suite bedrooms, each offering privacy and comfort with their own luxurious bathrooms and three smaller rooms with no en-suites but access to separate bathrooms. Every main bedroom enjoys a breathtaking southerly view out over the stunning gardens, grounds and lake.





Lower Ground Floor & Ground Floor



Approximate Area = 11853 sq ft / 1101.17 sq m

Cellars = 551 sq ft / 51.16 sq m

Garage, Laundry, Workshop = 733 sq ft / 68.11 sq m

Log Cabin = 1206 sq ft / 112.01 sq m

South Lodge = 1368 sq ft / 127.14 sq m

Stables = 1389 sq ft / 129.04 sq m

Barn = 1334 sq ft / 123.97 sq m

Total = 18434 sq ft / 1712.60 sq m

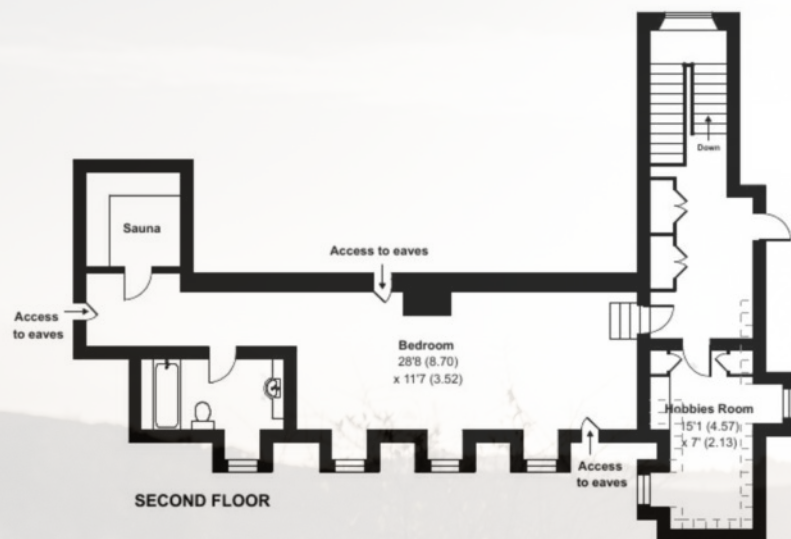
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Spencers of the New Forest Ltd. REF: 1258521

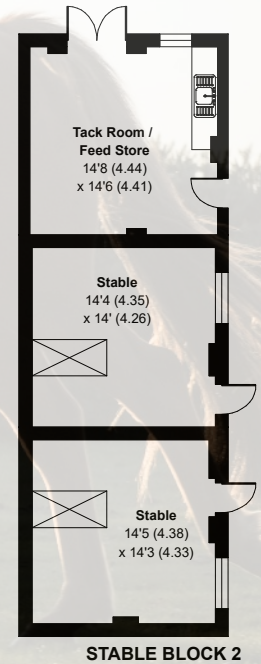
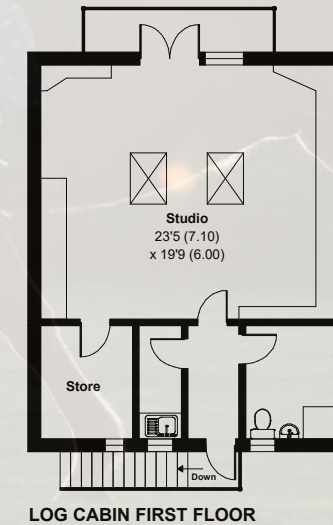
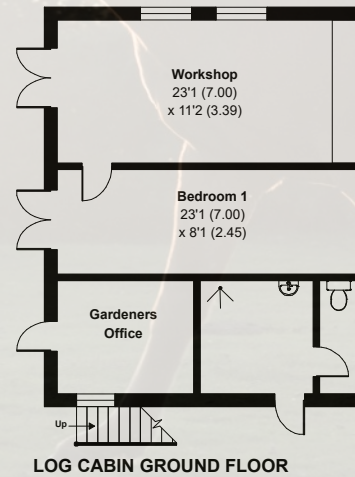
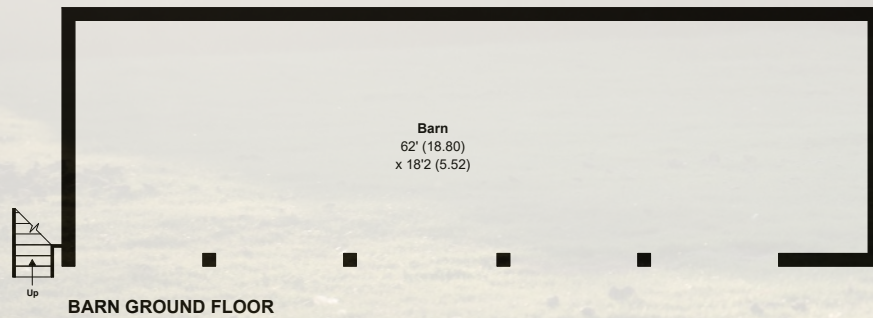
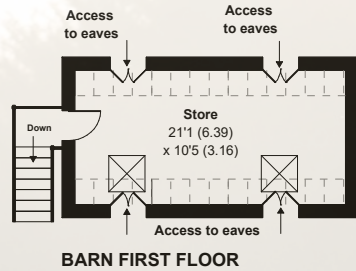
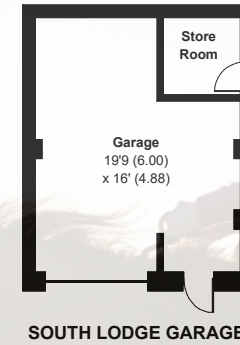
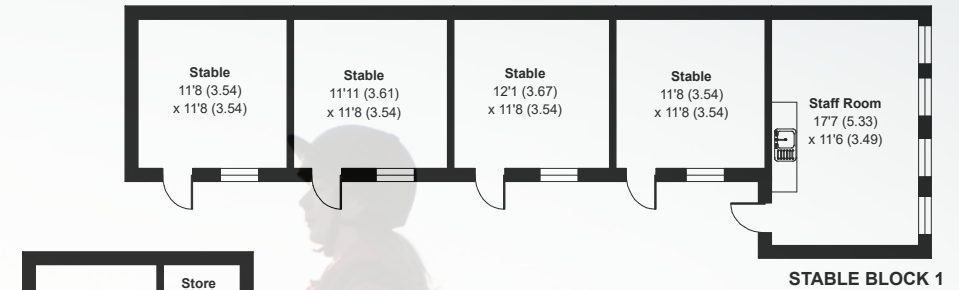
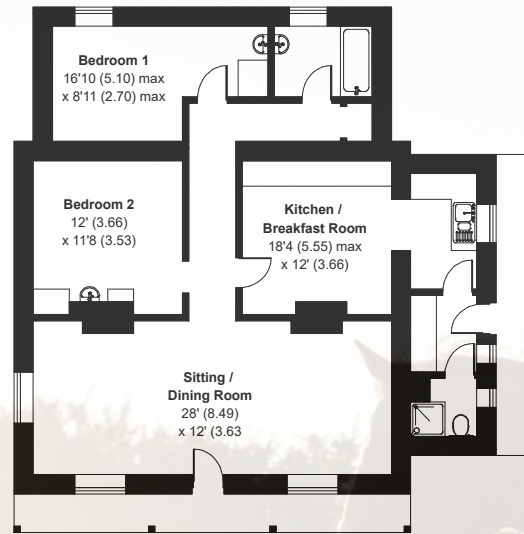


First & Second Floor





Outbuildings



South Lodge



Log Cabin







Grounds & Gardens

A long, sweeping driveway meanders through picturesque gardens and parkland, leading to the grand entrance of this remarkable property which sits centrally within its grounds and enjoys a southerly aspect with far reaching views across ornamental gardens to the picturesque lake. Of particular note is the exceptional sense of privacy and seclusion offered by the surrounding land which protects the house from the outside world.

The four and a half acres of formal garden have been exquisitely landscaped and maintained to provide interest across seasons. Adjacent to the main house is the heated outdoor pool surrounded by a terrace and barbecue area. A striking feature of the property is its 6 acre lake which forms the backdrop to the gardens and a focal point of all views from the house. A charming brick boat house provides mooring for a variety of vessels, from kayaks to motor launches. Set in a wooded area is a wonderful children's play area and tree house. In addition, there is a thriving walled vegetable garden.

Established equestrian facilities comprise yard, stable blocks with a total of 6 loose boxes, tack room, staff room and manège. There is direct forest access to ride out into the beautiful New Forest. Adjacent to the stable yard is a detached Log Cabin with a gardener's office, two workshops, wc and wash room on the ground floor. An external staircase leads to the first floor with a large studio room, a store room and separate wc. There is also a large five bay barn with external stairs leading to a first floor store room.









Additional Information

Tenure: Freehold

Council Tax Band: House - Band H. South Lodge - Band D

Energy Performance Rating: E Current: 40 Potential: 62

Services: House: Mains water and electricity. Private drainage. Oil fired central heating. 29 extension telephone system including broadband. Paging system. State of the art security system.

An upstairs and downstairs Bang & Olufsen sound system linked to all the main rooms.

South Lodge: Mains water and electricity. Private drainage. Oil fired central heating.

Property Construction: Brick and tile

Conservation Area: Forest Central North

Flood Risk: Very low

Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom).

Points Of Interest

Lime Wood Hotel	7 miles
The Pig, New Forest	10 miles
Southampton	13 miles
Salisbury	14 miles
Lymington	14 miles
Winchester	19 miles
Chewton Glen	19 miles

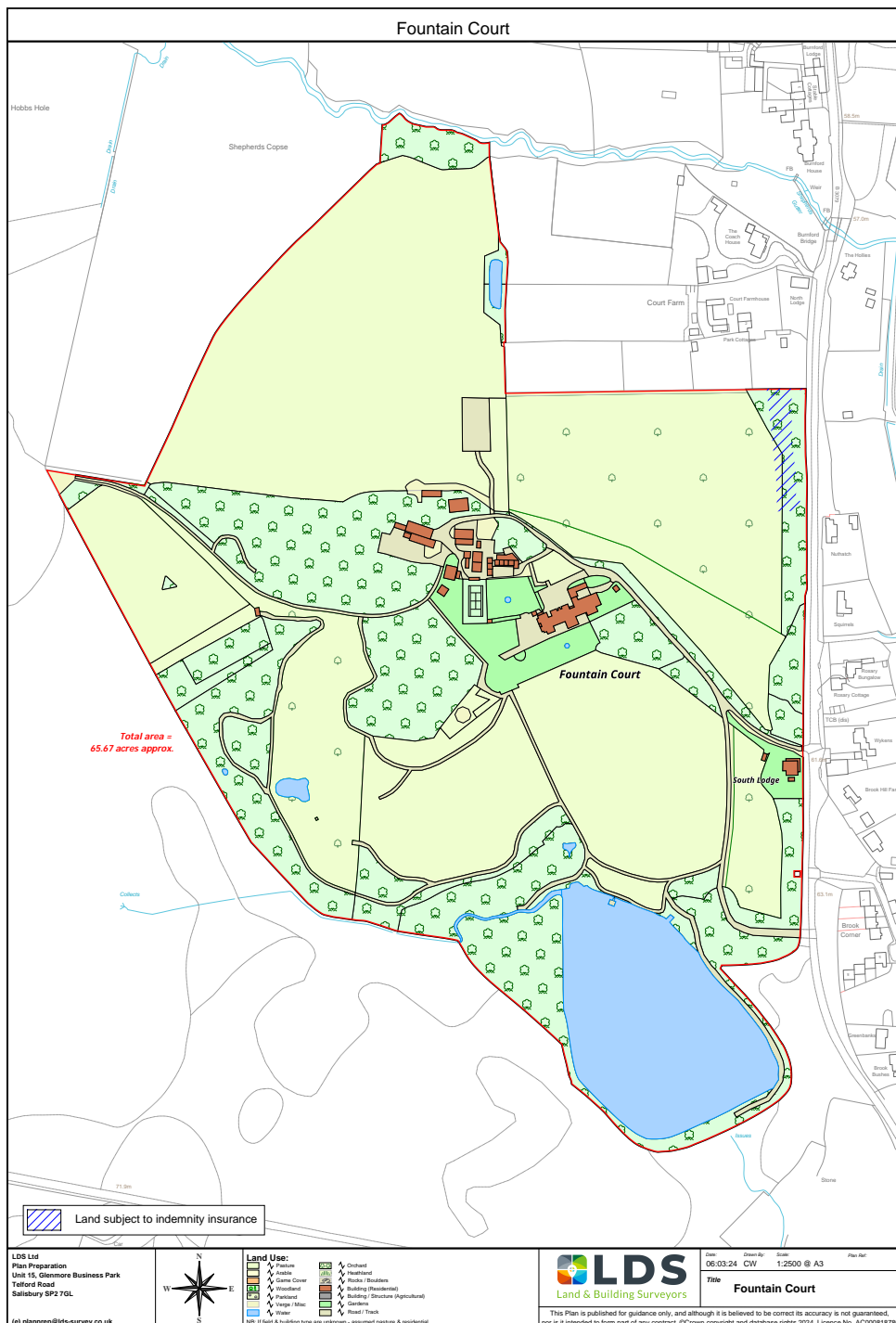
Distances and times are approximate.



History

Fountain Court is a remarkable Grade II listed Arts and Crafts manor house, built in 1916 by Sir George and Lady Thursby. The Thursby family amassed their fortune through coal mining in Lancashire.

Sir George, a founding member of the British Field Sports Society, was also an amateur jockey known for his grand hospitality. He frequently hosted distinguished guests at Fountain Court, including Queen Mary, who often stayed with Lady Thursby during Cowes Week.



The Situation

Fountain Court provides one of the most exquisite locations in the area with virtually unrivalled direct access to the open Forest ideal for expansive rural walks and rides. The house and grounds offer a rare combination of a breathtaking outlook, stunning accommodation and exceptional lifestyle opportunities. Despite it's secluded setting, the property sits on the edge of the attractive village of Bramshaw with its long-established village shop and characterful pub.

Bramshaw Golf Club, just moments away, is home to the highly acclaimed Manor Course, known for its beautifully maintained fairways and challenging layout, as well as the legendary Forest Course, famous for its natural, unspoiled setting where New Forest ponies and deer roam freely across the fairways.

Nearby Lymington, with its picturesque harbour and vibrant maritime heritage, is one of the UK's premier sailing centres. Lymington boasts a vibrant sailing community and is home to several renowned yacht clubs, such as the Lymington Town Sailing Club and the Royal Lymington Yacht Club. Its sheltered harbour and proximity to the Solent and Isle of Wight make it a prime spot for both recreational sailing, competitive events and prestigious regattas.

The wider world is accessible via the M27 which provides convenient access by car to London. Southampton Parkway station is just 13 miles away, offering a direct train service to London Waterloo in just over an hour. Southampton Airport Parkway offers short haul flights to a variety of national and European destinations.

Important Notice

Spencers Property 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 for 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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