



Hordle Grange

Vaggs Lane, Hordle, SO41 0FP

SPENCERS
NEW FOREST





HORDLE GRANGE

VAGGS LANE • HORDLE • HAMPSHIRE

A wonderful country manor house extending to over 8700 sq ft and arranged around a central courtyard, the property offers truly versatile accommodation. Currently arranged for multi-generational living, the property would suit a number of requirements as a whole and with the potential to derive an income.

This is a substantial residence comprising of a Main Residence, a sizeable annexe and holiday cottage, making a total of twelve bedrooms, ten reception rooms and eight bathrooms. The property benefits from beautifully maintained gardens extending to approximately 2 acres and further benefits include a tennis court and separate oak framed insulated double car barn.

Main Residence

Dining Room • Sitting Room • Snug • Boot Room • Utility Room
Study • Breakfast Room/Kitchen • Conservatory • Two Downstairs w/c
Five Bedrooms • Two Bathrooms • 2nd floor w/c • Courtyard • Oak Framed Car Barn
• Gardens approaching two acres

Annexe

Sitting Room • Dining Room • Kitchen • Study
Pantry • Four Bedrooms • Three Bathrooms • Courtyard Garden

Holiday Cottage

TV Room • Kitchen/Dining Area • Orangery • Three Bedrooms
Three Bathrooms • Garage • Patio Garden

£1,950,000

 **12**  **10**  **8**



Main Residence

Parts thought to date back to 1823, the accommodation is arranged over three floors and offers many original features such as stripped flooring and doors, window seats and fireplaces. A large welcoming reception hall with wide staircase ascends to the first floor galleryed landing. The hallway leads through the property with access to all principle rooms with the sitting room, conservatory and snug enjoying southerly aspects across the beautiful gardens, in addition to a large dining room and well fitted study.

A well-appointed kitchen/breakfast room is set to the front of the property with recently fitted modern shaker style units set at base and eye level to provide for ample storage with complimentary stone worksurfaces. Further benefits include a large walk-in larder, floor mounted gas Aga, double inset Belfast sink, an integrated microwave oven and space for a large American style fridge/freezer. The kitchen opens out into the breakfast room which features a large bay window with built in window seats.

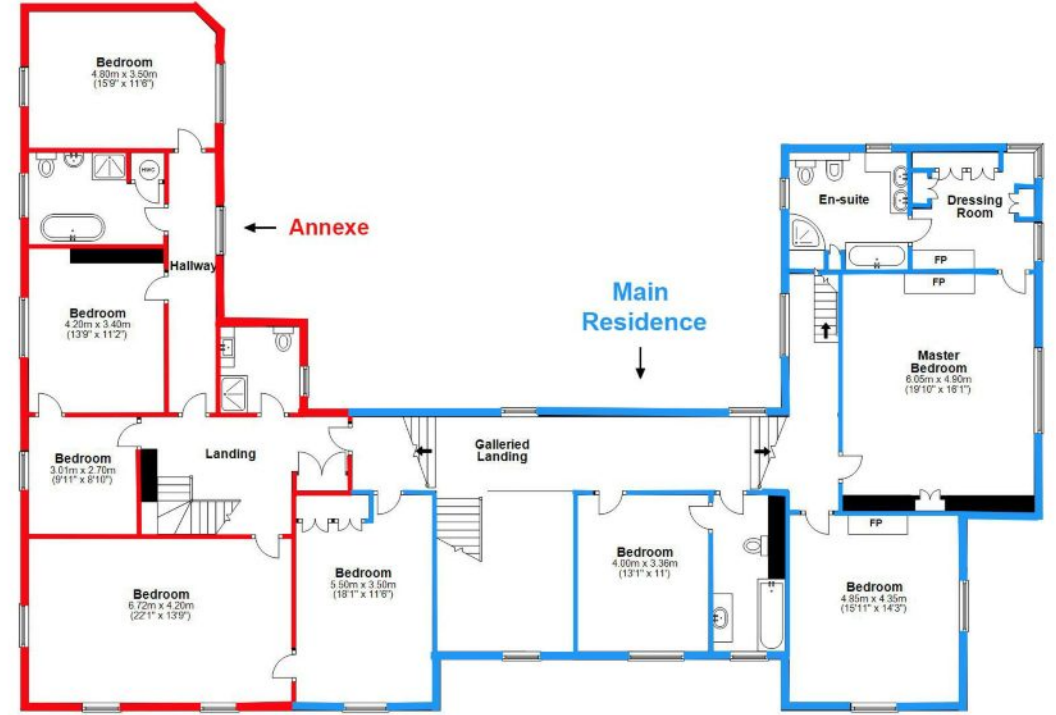
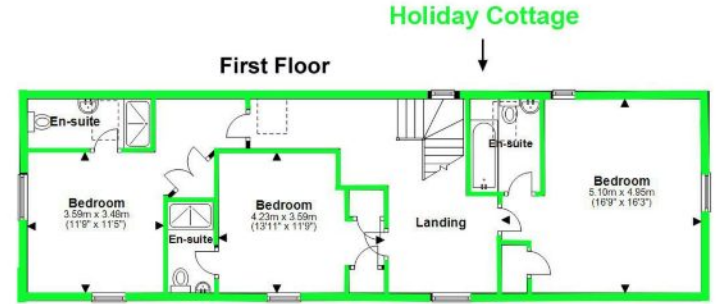
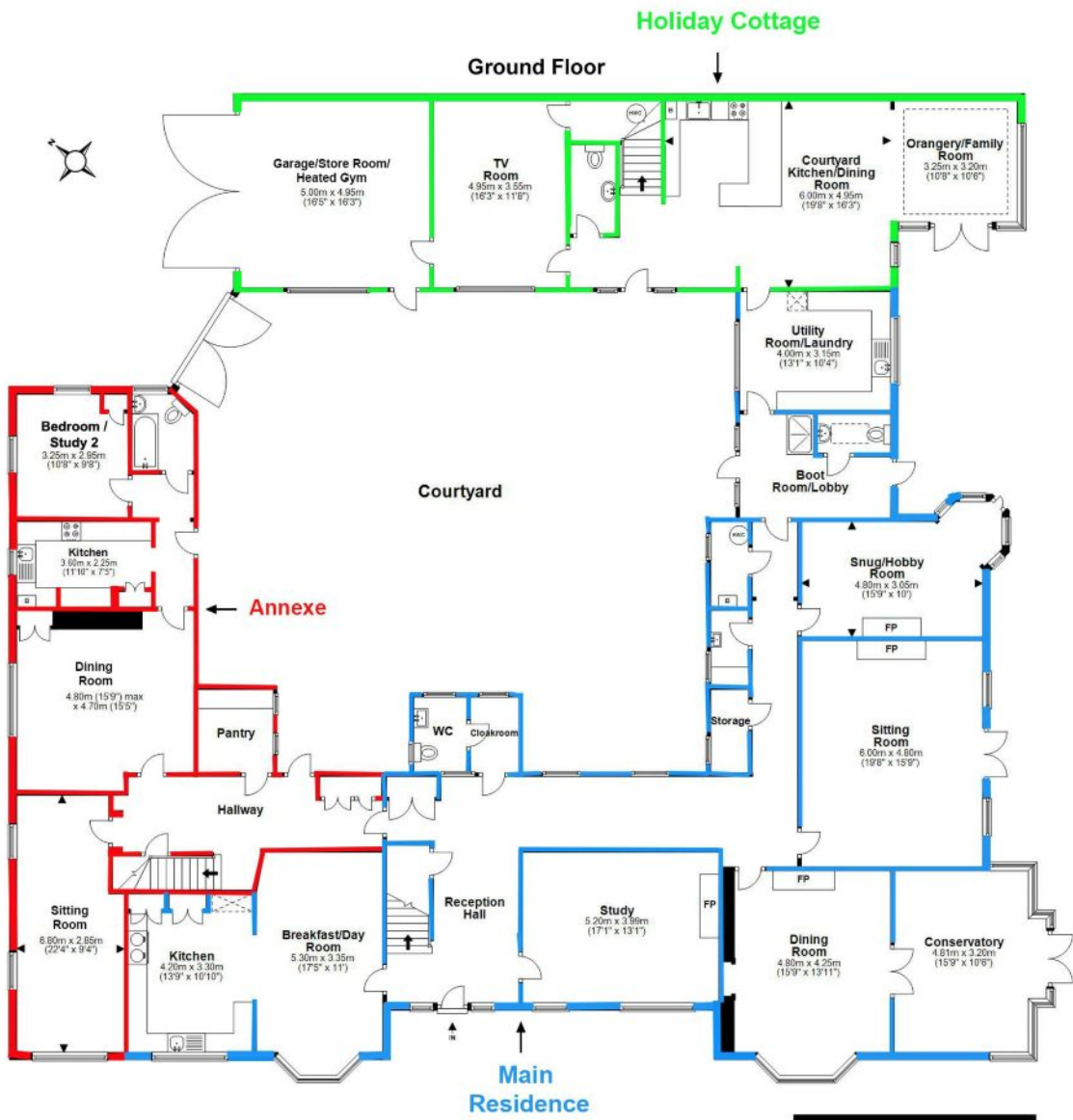
A very useful Boot Room, with dog shower and Laundry Room sit at the end of the hallway which in turn interconnects with the ancillary accommodation within the East Wing. Two further storerooms complete the ground floor accommodation.

The first floor galleryed landing offers access to five bedrooms including an impressive principle bedroom suite with views across the garden and fields beyond, a large en-suite bathroom and dressing room interconnect with the bedroom area. The family bathroom is accessed from both the landing and the guest bedroom and two further bedrooms complete the first floor.

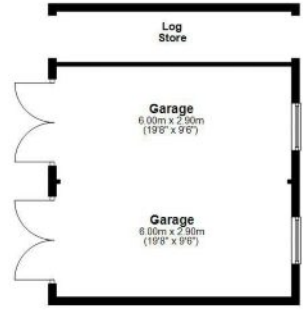
A further stair case takes you up to the second floor which accesses the fifth bedroom and a separate cloakroom with WC and wash hand basin.







Floor Plan



Approximate Gross Internal Areas

Ground Floor: 410.0 sqm / 4413.2 sqft
 First Floor: 348.6 sqm / 3752.3 sqft
 Second Floor: 26.5 sqm / 286.3 sqft

Garage Block: 42.6 sqm / 458.4 sqft

**Total Approximate Gross Area:
 827.7 sqm / 8910.2 sqft**





Annexe

Currently arranged as a separate dwelling which is currently accessed via the hallway within the main residence but benefits from two external doors accessed from the courtyard. The hallway provides access to a dual aspect sitting room, a large pantry and through into a dining room which in turn leads through to a separate kitchen, ground floor study or bedroom and bathroom.

The first floor landing currently interconnects if required to the main residence. A hall leads to two bedrooms with a large four piece bathroom with a further two bedrooms and a second bathroom with shower set to the front, which complete this floor.





Holiday Cottage

Set to the rear of the property, this two storey extension was built in 2015 and interlinks with the main residence and is currently utilised as separate ancillary accommodation. Arranged over two floors there is a superb open plan kitchen dining area with orangery, separate TV Room and cloakroom. On the first floor there are three double bedrooms all of which have ensuite facilities. The wing benefits from under floor heating to the ground floor, its own double garage and terraced garden.

The layout of the house lends itself beautifully encircling a central courtyard of which all parts of the house have numerous doors leading out onto. Double gates lead to the driveway.





Grounds & Gardens

Accessed from Vaggs Lane, the drive opens out onto a large gravelled area providing for extensive parking and access to a Double Detached Oak Framed Garage which benefits from a mezzanine level for storage. Further areas to the rear provide space for boat storage and additional outbuildings. The drive also leads round to the East Wing and separate garage.

A particular feature of the property are the beautiful rear gardens which benefit from southerly aspects and are bounded to two sides by neighbouring fields. Extending to approx. 2 acres with an array of complimentary planting, mature shrubs and trees. The garden is divided into two main lawned areas and screened with hedging and large trees to the boundaries.

Further areas of interest include parts of the formal Edwardian garden and maze, potting area with chicken run, old 'piggery' and a 'hidden' garden which provides an additional seating area as well as the formal terrace which abuts the main house and provides for extensive seating and entertaining. The grounds further incorporate a tennis court, well-tended raised vegetable beds, and an attractive pergola arch arranged with climbing wisteria.



Situation

The property enjoys a lovely semi rural setting with lovely views across the gardens to fields beyond. The village of Hordle is a close neighbour of the small and busy town of New Milton to the west, and the popular Georgian market town of Lymington to the east.

A general store is complimented by a selection of further shops on Stopples Lane, two local pubs and an 'Ofsted' outstanding Hordle Primary School. For leisure activities, the choice of wonderful coastal walks at Milford on Sea is matched by the New Forest, which provides an area of outstanding natural beauty with ancient woods and heathland enjoyed by riders and walkers alike.

Directions

From our office in Brockenhurst turn left and take the first right into Sway Road. Continue to the end of Sway Road and turn right. Proceed across the open forest, over the cattle grid passing the Hare & Hounds pub on your left. Continue for approximately one and a half miles through Tiptoe and take the left turning into the Vaggs Lane next to the Church.

Points Of Interest

Hordle Pharmacy	0.4 Miles
The Plough Inn	0.8 Miles
Hordle Primary School	1.0 Miles
Danestream Farm Shop	1.1 Miles
Ballard Private School	2.2 Miles
Priestlands Secondary School	4.1 Miles
Lymington Hospital	4.5 Miles
Walhampton (Private School)	5.5 Miles
Brockenhurst Train Station	5.8 Miles
The Pig	6.7 Miles



Local Area

Hordle is a village and civil parish which includes the hamlets of Tiptoe and Everton as well as part of Downton. The parish was originally much larger; stretching from the New Forest boundary to Hurst Castle.

The present parish church, All Saints, was built in 1872 and succeeded a previous building on the same site dating from 1830 which fell down. Prior to this, the parish church was for some 700 years located a mile further south, where the churchyard still remains at Hordle Cliff. The local tradition telling of the existence of the original village near the church, which has disappeared into the sea owing to cliff erosion is apparently a myth.

Hordle is listed in the Domesday Book of 1086 when it comprised the manors of Hordle and Arnwood. Hordle Manor then belonged to Oidelard before being held by the De Redvers family, Earls of Devon, it was granted to Pagan Trenchard around 1140. Two separate manors evolved, one the Trenchard Manor and the other that held by Breamore Priory.

In the 1870s, Hordle Grange on Vaggs Lane was, for 3 years, home to the religious sect known locally as the New Forest Shakers. They were eventually evicted from this home and they moved to nearby Tiptoe.

Services

Energy Performance Rating: D Current 66 Potential 73

Tenure: Freehold

Services: All mains services. Private drainage with a waste treatment plant installed circa 2015 and a separate rain water harvesting system.

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 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:

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

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

www.spencersnewforest.com