



Gorseland

Wootton Rough, Wootton, New Milton, Hampshire, BH25 5UA

SPENCERS
NEW FOREST





GORSELAND

WOOTTON ROUGH • WOOTTON

12 ACRES. A fine example of a country house built circa 1880 and extended substantially in 1985 set within parkland grounds, with far reaching views, totalling approximately 12 acres. The accommodation includes three reception rooms, five bedrooms, indoor swimming pool, with the internal accommodation extending in excess of 5500 sq ft. Externally, the property offers an extensive array of outbuildings in total over 8600 sq ft in their own right and which would suit any number of requirements, an outdoor tennis court, mature gardens and woodlands.

Available for the first time in over 38 years the property offers a wonderful opportunity and a viewing is strongly recommended to fully appreciate this unique situation and all it has to offer.

£3,495,000



5



3



3





The Property

The entrance leads into a large glazed porch which leads in turn into a hallway with extensive coat storage and provides access to a ground floor cloakroom and into a further inner hallway with turning staircase leading up to the first floor accommodation. A large family kitchen/breakfast room is set at the end of the hall which benefits from stunning, far reaching views across the lawns to the rear and paddocks beyond. The kitchen houses extensive storage units with a large AGA cooker, fridge and space for appliances. A door leads from here into a good sized dining room with sliding doors leading out onto the rear garden.

A useful utility room is set off the kitchen providing further kitchen storage and leads through to a generous Boot Room with an array of storage units and a door leading out to the pretty rear courtyard garden and parking areas.

A swimming pool complex is accessed from the utility room which opens into a large vaulted room which houses an inset heated pool approx. 30ft x 15 ft in size with doors leading out to the rear garden making a superb leisure area. Doors lead through into a supporting changing room and conservatory to the rear which provides an ideal entertaining space to enjoy the afternoon sun. A cloakroom completes this area.

From the other side of the hallway, a study is set to the rear with large bay window with open aspects across the rear lawns and benefiting from extensive built in shelving units.

A 25' dual aspect sitting room is set across the full depth of the property with a central feature fireplace and sliding doors overlooking and leading out to the rear gardens. A WC completes this floor.





The Property Continued...

The first floor landing provides access to four bedrooms, a large family bathroom and shower room. All of the bedrooms are of good size and are all orientated at the rear of the property to encompass the elevated open views across the gardens and paddocks beyond. Two of the bedrooms further benefit from built in wardrobes.

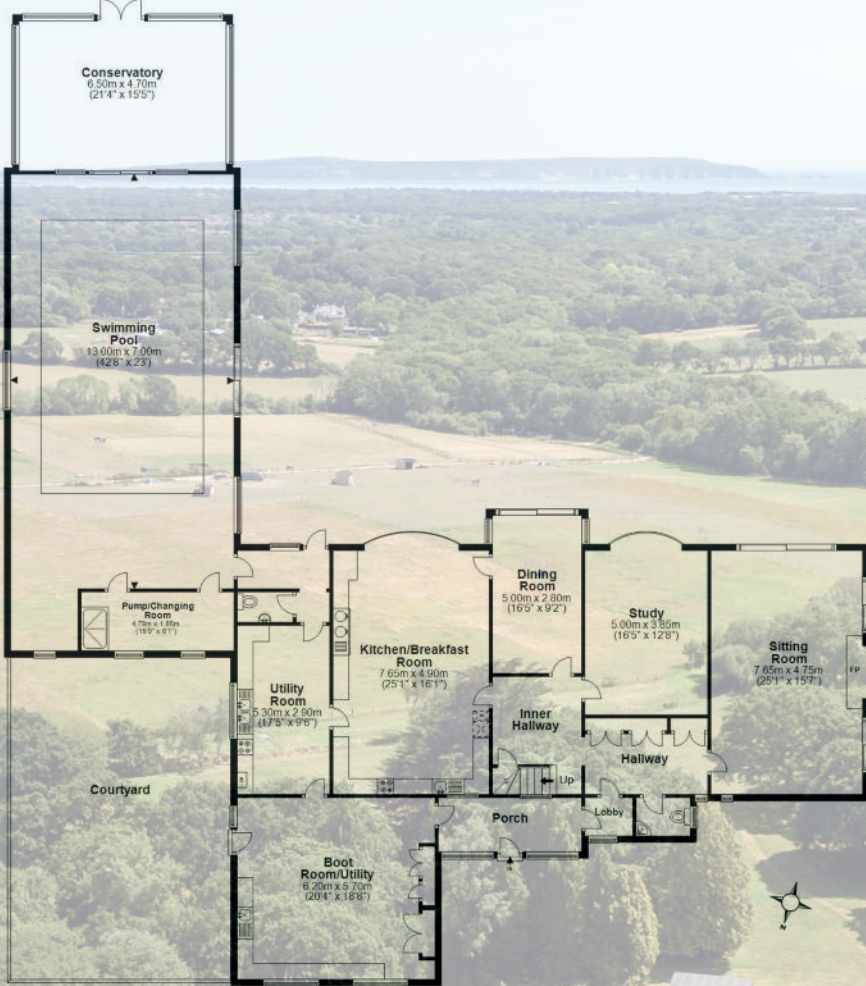
The staircase leads up to the second floor which provides for a principle suite with incredible views. A landing area links through into a supporting dressing room with extensive storage and which leads on into a generous shower room.

The dual aspect bedroom spans across the property, providing built in clothes storage and a seating area set with picture windows benefiting from uninterrupted views once more.



Floor Plan

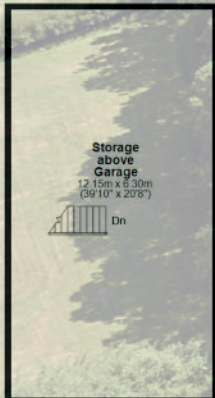
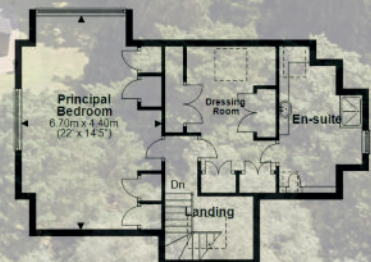
Ground Floor



First Floor



Second Floor



Approximate Gross Internal Areas

House:
 Ground Floor: 337.8 sqm / 3636.0 sqft
 First Floor: 118.1 sqm / 1271.2 sqft
 Second Floor: 59.7 sqm / 642.6 sqft

Total: 515.6 sqm / 5549.8 sqft

Garage Block: 177.4 sqm / 1909.5 sqft

**Outbuildings (see separate plan):
 804.4 sqm / 8658.0 sqft**

**Grand Total:
 1497.4 sqm / 16,117.3 sqft**

Illustration for identification purposes only; measurements are approximate; not to scale. TP UK Ltd. All Rights Reserved. See 3D model using PlanUp.





Grounds & Gardens

The grounds are a particular feature of the property, offering privacy and seclusion and incredible views from every angle.

The property is approached by a sweeping block paved drive leading to a turning circle providing extensive parking and access to a four car open garage built circa 2000 which has a large loft storage area spanning the width above.

The gardens wrap around Gorseland on all sides, predominantly laid with an impressive lawn which extends down to the rear of the gardens with a small bridge leading across a stream and to the rear boundary which backs onto agricultural fields. The gardens offer a mix of attractive woodland walks and a superb selection of mature trees and shrubs.

Immediately abutting the property there is a pretty side courtyard providing a secluded sheltered seating area and this in turn leads through to a well planted walled kitchen garden set at the back of the garage complex.

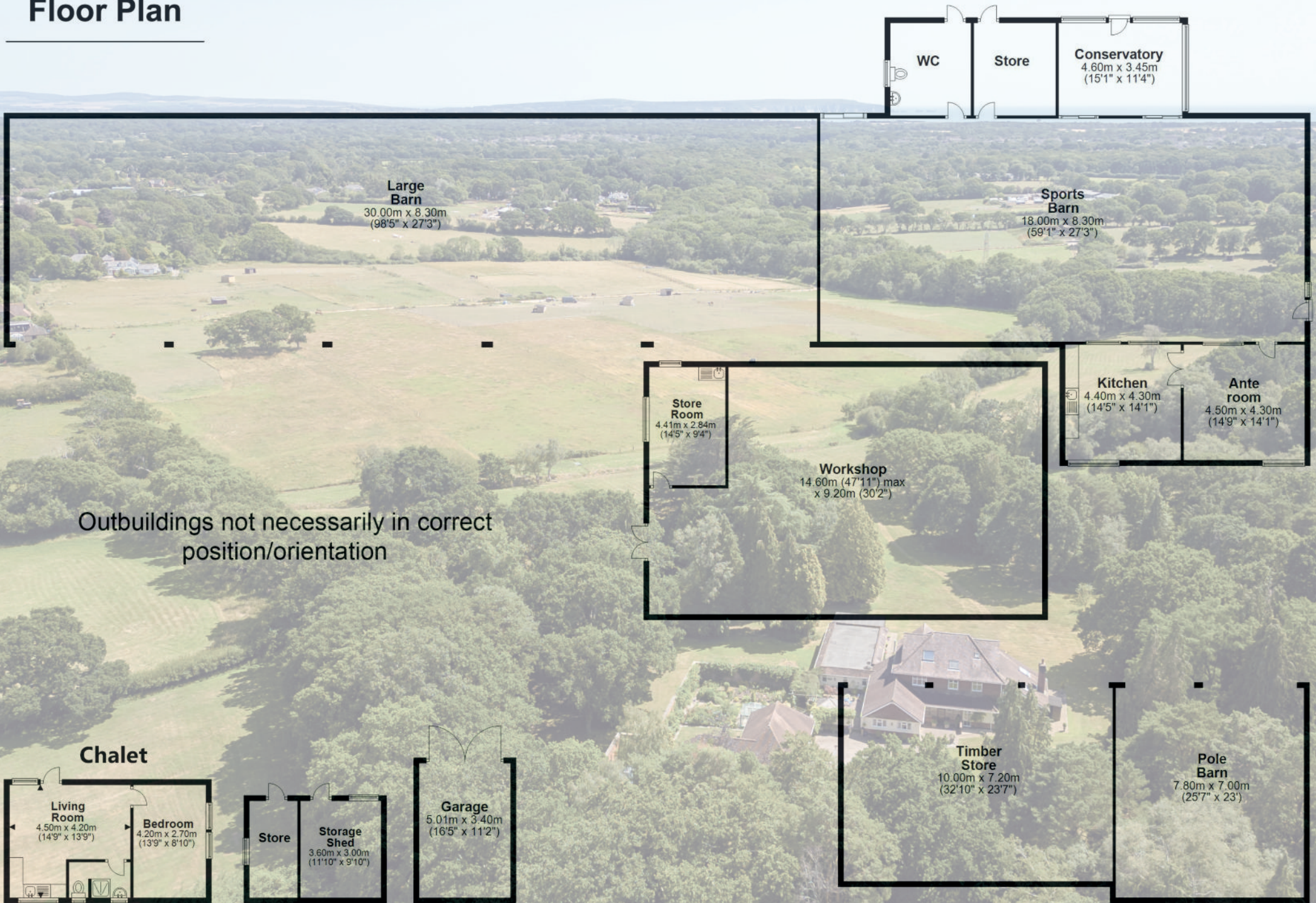
Set within the grounds there is a large well utilised tennis court, and an array of outbuildings which can be used for any number of purposes.

The buildings include a pole barn, timber store, number of storage sheds and a wooden chalet with its own self-contained accommodation.

Additionally, there is a large barn approaching 100 ft, with an adjoining 60' sports barn, with the benefit of its own kitchen facilities, WC, storage rooms and a conservatory. The tennis court is set to the rear of the building. A large workshop completes this arrangement of barns which have the benefit of their own separate access from the lane if required and could be used for any number of commercial purposes (STP).



Floor Plan





Agents Note

The title includes ownership of a proportion of the access road leading towards Bashley.

Directions

From our office in Brockenhurst turn right and then left over the watersplash along the Burley Road for about 4 miles before taking a left heading for New Milton/Wootton. At the end of the road turn left by the Rising Sun Pub and follow the road for approx. half a mile, over the cattle grid turning right straight after Wootton & Bashley Social Club. The property can be found approx. 400 yards on the left hand side.

Additional Information

Mains electric, gas and water

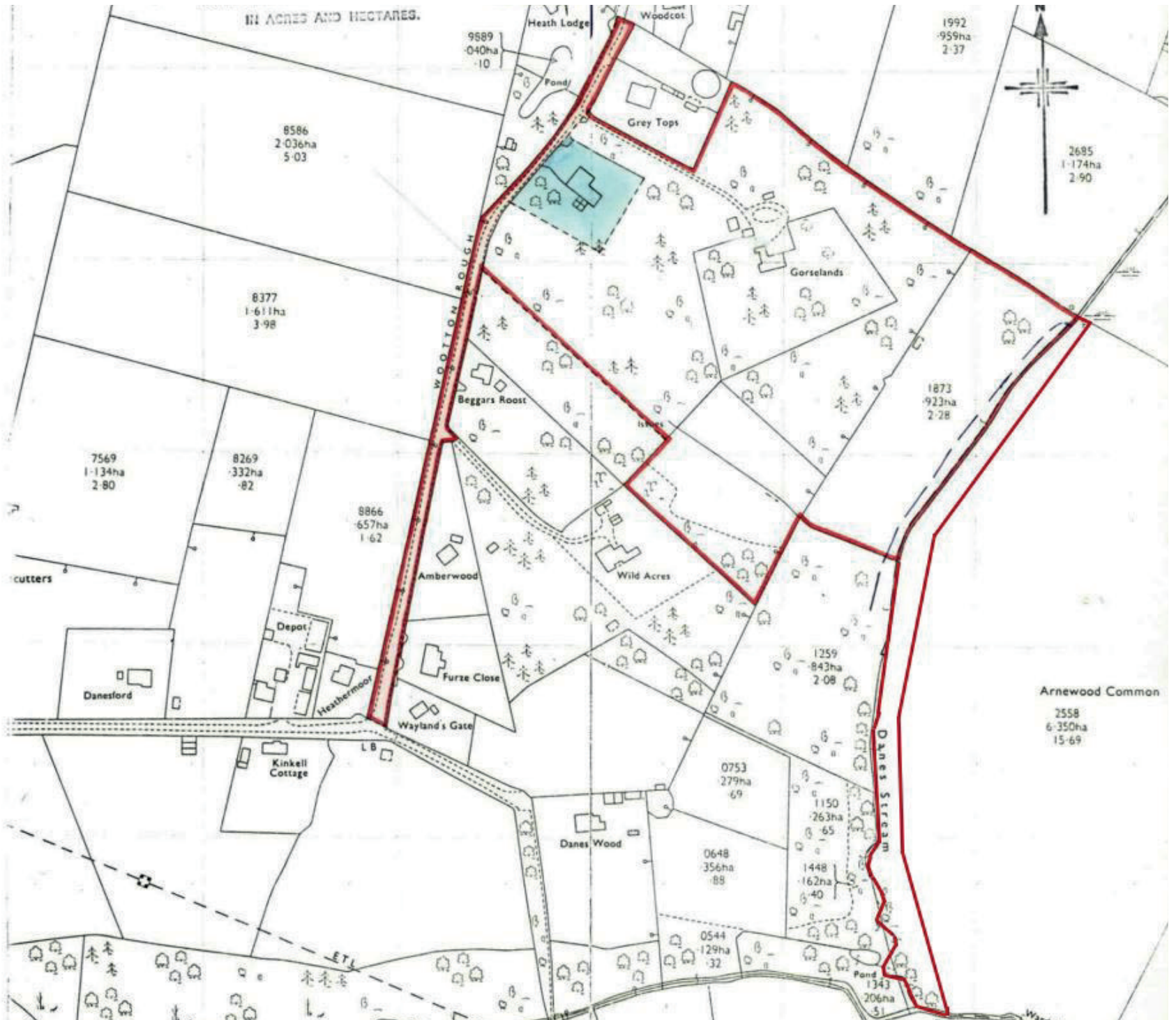
Private drainage

Tenure: Freehold

Energy Performance Rating: D Current: 66 Potential: 74

Important Notice

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:

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