



**Hurstly** *Sandy Down, Boldre, SO41 8PN*

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NEW FOREST









# HURSTLY

SANDY DOWN • BOLDRE

*An elegant 'Arts and Crafts' style property set in the highly regarded area of Sandy Down, Boldre, offering in excess of 4,800 sq ft of accommodation with an elegant façade with mature Wisteria and climbers set under a clay tiled roof and turned chimneys. The property is set in a generous plot approaching 2 acres and benefits from a separate 2-bedroom cottage, stylishly refurbished and currently generating an income or ideal for guests or dependent relatives. A well-equipped architect-designed four-bay garage complex is ideally suited for classic cars or other specialist vehicles.*

*The property forms the majority wing of this imposing country home built in the 1880's. Hurstly was a popular summer residence for former Prime Minister Herbert Asquith and his famous acquaintance Venetia Stanley. It later became the family home of the Shackleton family of polar exploration and political legend. Now available for the first time in 20 years, the property offers numerous period features befitting a property of the era with high ceilings, ornate cabinetry and warm original panelling.*

£2,495,000



7



3



5





## The Property

A solid wooded door leads into an entrance vestibule with exposed brickwork and tiled flooring. Beautiful oak framed stained glass panels set on top of a lower brick section with central doorway leads through into a stunning grand hallway with an imposing oak staircase leading up to the upper floors. Attractive wood panelled walls create warmth and character along with herringbone flooring and large cast iron period radiators which can be found throughout the property. The hallway additionally features three arched stained glass windows and an imposing open fireplace with brick hearth and stone surround.

The 36' drawing room offers large stone mullion windows to an impressive round bay window at the southern end of the room overlooking the grounds and garden. The herringbone flooring continues throughout through from the hallway. Further benefits include an open fireplace with stone surround and painted beams set to the high ceilings. An area to the left side creates a superb dining area with front aspect windows.

A further door from here leads to the far end of the entrance hall where you can find a panelled cloakroom with WC and wash handbasin. A part glazed door leads out to the rear garden and a door set under the stairs leads down to a generous cellar, perfect as a wine storage and cold food area.

The kitchen is set at the front of the property and currently offers an array of units with coordinating wood edged work surfaces and tiled splashbacks. A gas-powered Aga is inset into the original chimney breast, with secondary cooking facilities including two individual ovens and gas hob set into the kitchen island. There is space for further appliances including a tall fridge freezer and dishwasher. Five arched windows are a real feature of this room and patio doors lead out to a courtyard to the rear. Offset from the kitchen is a fully-serviced utility room plus separate walk in pantry which completes the ground floor accommodation.







## The Property Continued...

An impressive first floor landing extends round to one side with a second flight of oak panelled stairs leading up to the second floor. Extensive built in cabinetry provides generous shelving for books making an ideal study area with ample light coming from large windows plus an opening roof lantern custom created in hardwood by a local shipwright.

The principal bedroom is set at the rear of the property with generous large bay windows replicating those in the Drawing Room below, with elevated views over the grounds. There is a range of built-in wardrobes and a door from here leads into a luxurious ensuite with a feature roll top bath centrally set within the room with floor standing mixer faucets. Twin sinks are set on top of built-in cabinetry and there is a separate walk in shower, WC and bidet along with more storage cupboards.

Bedroom two adjoins this room and again features large front aspect windows and extensive built-in cabinetry with clothes storage and shelving. Feature wood panelled wall sections cleverly house a built-in shower cubicle to one side and a WC to the other side with central wash hand basin set into the cabinetry.

Two further double bedrooms are set at the other end of the landing supported by a bathroom and separate WC. This area could be configured to suit personal requirements.

Stairs lead from this area up to the second floor's separate en-suite accommodation. A door opens into large shower room with shower, wash basin, WC and built-in wardrobe all with views across the roof to the south. An archway leads from here into a large double bedroom sitting into the eaves with large Velux windows. Further storage to eaves and access to the separate loft area housing the Hive-controlled heating system.



Approximate Area = 4183 sq ft / 388.6 sq m

Limited Use Area(s) = 121 sq ft / 11.2 sq m

Annexe = 680 sq ft / 63.1 sq m

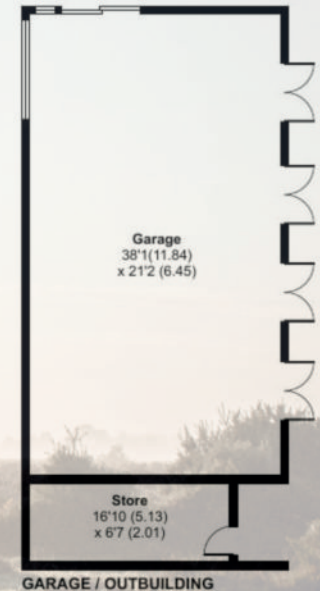
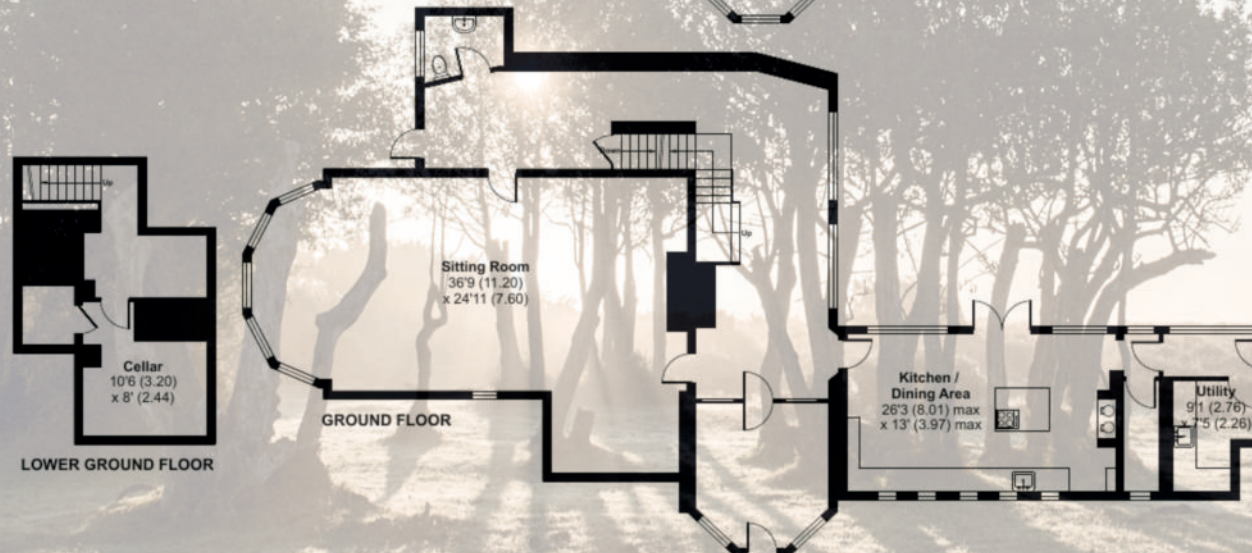
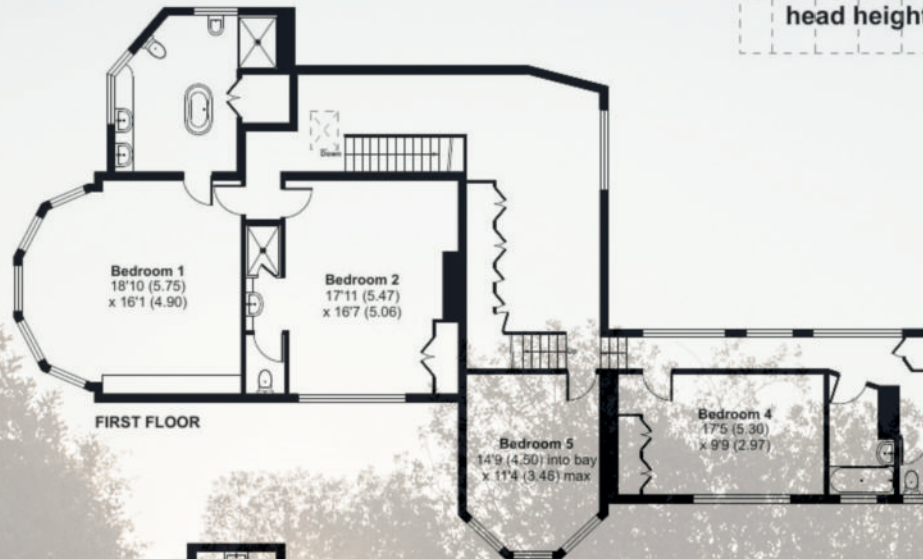
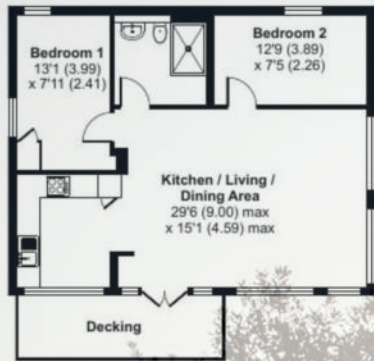
Garage = 822 sq ft / 76.3 sq m

Outbuilding = 111 sq ft / 10.3 sq m

Total = 5917 sq ft / 549.5 sq m

For identification only - Not to scale

Denotes restricted  
head height













## The Cottage



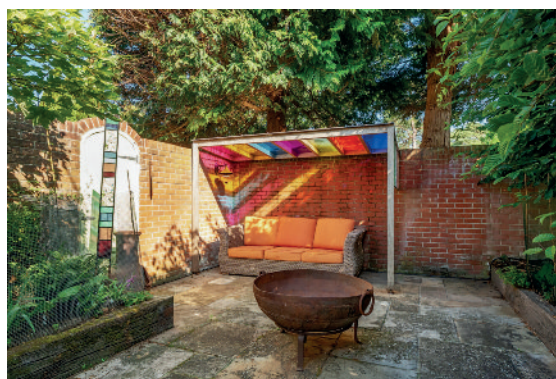
## The Cottage

An attractive detached contemporary-styled cottage is set in the grounds having benefitted from a full refurbishment in 2024 and currently used as a successful Airbnb generating a good amount of revenue.

A covered veranda provides a lovely seating area overlooking the garden and leads to double doors into a light and airy open plan reception area with open aspects with seating and dining areas. A kitchen is set to one side with a beautifully fitted kitchen with marble tiled splashbacks and fitted appliances including an undercounter single oven, induction hob and extractor hood over, along with an integrated washing machine and dishwasher.

Two double bedrooms are set off the reception area, bedroom one benefits from dual aspects and hot water tank set into a storage cupboard. Bedroom two offers a rear aspect window. A beautifully appointed shower room offers a walk-in double shower unit with both a rain water showerhead and handheld attachment, WC, vanity wash basin with coordinated tiled splashback.





## Grounds & Gardens

Gated access leads off the highly desirable Sandy Down along a long private drive leading up to the main house with a circular turning circle providing access to a newly created four bay garage complex, with an hydraulic lift installation to allow multi-storey vehicle storage plus workshop. The garage benefits from side glazing overlooking the garden with terraced steps leading down to the grounds. A large garden equipment store is incorporated into the other end of the garage building.

Mature gardens with gently sloping lawns interspersed with mature trees and shrubs set around the boundary providing a good deal of screening and seclusion. Set at the rear of the garden is a small area, previously a tennis court, which currently is used as a smallholding with goats and chickens and a small pond area. Private woodlands set beyond here lead down to Hurstly Lane and Lower Sandy Down creating a parkland garden. An attractive vegetable garden is set in front of the cottage enclosed with low estate railing and bounded by lavender beds.

To the rear of the property there is a large and private enclosed walled courtyard area, providing for additional seating with pergola, feature lighting and a kitchen garden.

## Situation

The property is situated on a quiet lane in Sandy Down, within a short drive of both Lymington and Brockenhurst. Access to both Royden Woods and the open forest is only a short walk away from the property.

Brockenhurst offers a busy community with local shops, restaurants and a mainline railway station with direct links to London (Waterloo) in 90 minutes.

The Georgian market town of Lymington, famed for its Saturday market, river, marinas and yacht clubs, offers a diverse range of shops, educational and leisure amenities.





## Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: D Current: 59 Potential: 74

Services: Mains gas, electric and water

Drainage: Septic Tank (Sole Use) located within the boundary of the property.

Heating: Gas Central Heating

Property construction: Standard Construction

Flood Risk: Very Low

Broadband: FFTP - Fibre to the property directly

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

Mobile Coverage: No known issues, buyer to check with their provider for further clarity.

## Directions

Proceed out of Brockenhurst on the A337 towards Lymington for approximately one mile before turning left at Setley House signposted towards Boldre Church, Sandy Down. Continue along for approximately half a mile and the property can be found on the right hand side, down a sweeping driveway.

## 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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