



**Morden House** *Sopley, Christchurch, BH23 7AU*

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NEW FOREST









# Morden House

Sopley • Christchurch

Set within the historic Sopley Estate, this exquisite Edwardian residence has been meticulously restored, combining period elegance with modern comfort. Originally built in the early 20th century by Mr Hubert Kemp Welch, the home was later passed to his nephew, Sir Simon Benton Jones, in 1963. Today, it stands as a testament to fine craftsmanship, having undergone a full-scale renovation to preserve its historic charm while integrating contemporary upgrades.



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Guide Price £3,150,000









## The Property

This exceptional Edwardian home is a rare blend of history, luxury and modern efficiency. Offering spacious interiors, stunning grounds and income potential, it's an ideal residence for those seeking a superb river fronting family home within one of the areas most desirable villages.

The six generously sized bedrooms are beautifully appointed, with three featuring en-suite bathrooms. The master suite offers a private balcony, a spacious dressing room, and a luxurious en-suite. The second floor includes three additional bedrooms, one with an en-suite, along with another family bathroom and a charming attic room.

### Principal House

- \* Entrance Hall \* Snug \* Dining Room \* Sitting Room
- \* Kitchen/Breakfast Room \* Conservatory \* Utility Room \* Plant room \* Boot Room \* W/C \* Cellar
- \* Main Bedroom Suite \* Walk-In Wardrobe \* 2 x Shower Rooms
- \* 2 Guest Bedroom Suites \* 2 Further Bedrooms \* Loft space

### Outbuildings

- \* Private Riverside Retreat \* Double Garage \* Store Room

### Grounds

- \* Gardens and grounds extending to approximately 3 acres





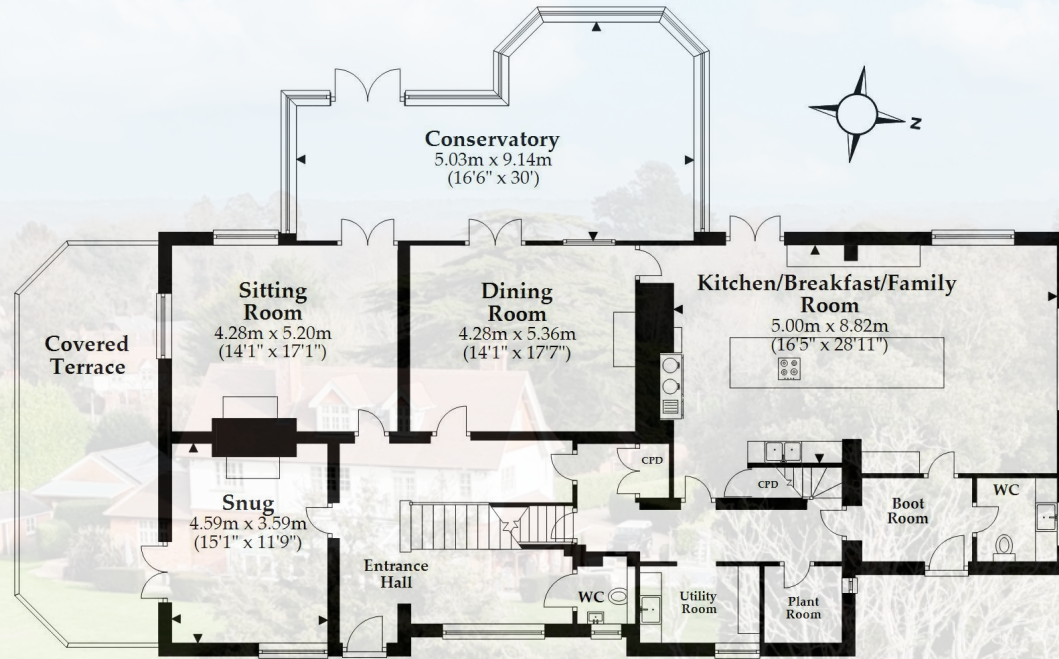




## FLOOR PLAN

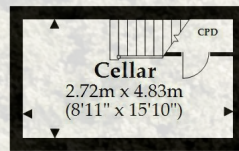
### Ground Floor

Approx. 210.8 sq. metres (2269.5 sq. feet)



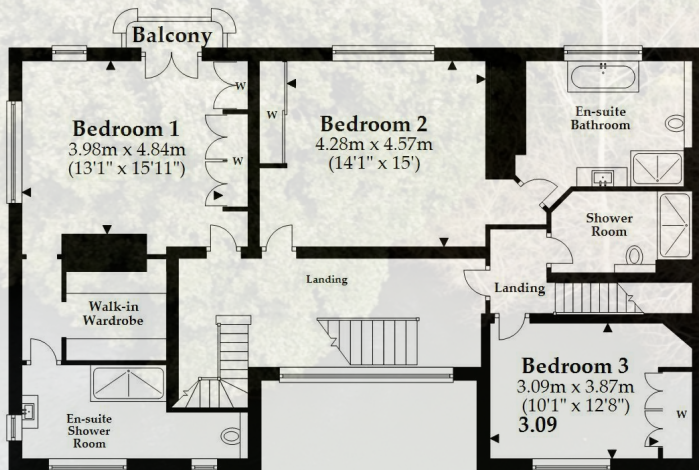
### Basement

Approx. 13.1 sq. metres (141.1 sq. feet)



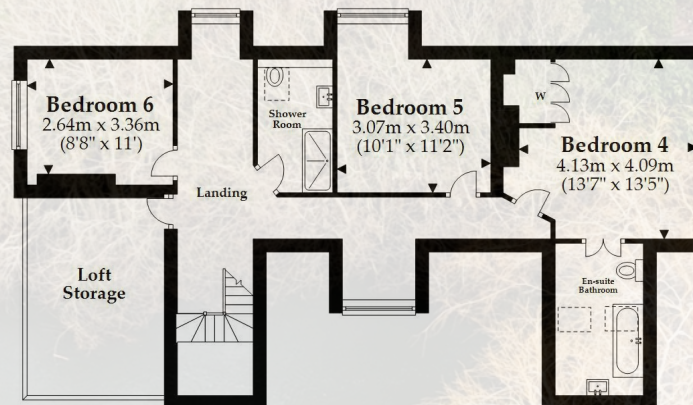
### First Floor

Approx. 129.7 sq. metres (1395.9 sq. feet)



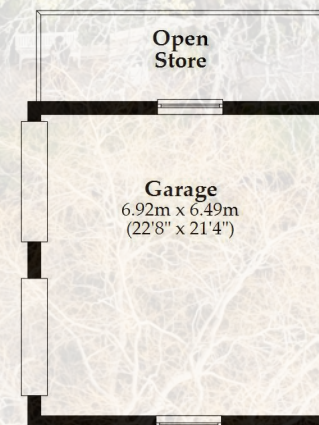
### Second Floor

Approx. 77.1 sq. metres (829.5 sq. feet)



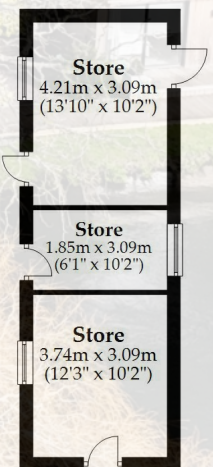
### Outbuilding

Approx. 44.9 sq. metres (483.4 sq. feet)



### Outbuilding

Approx. 30.9 sq. metres (332.6 sq. feet)



Total area: approx. 506.5 sq. metres (5452.1 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood









## Ancillary Accommodation

A highlight of this estate is the private riverside retreat. A newly built SIPs garden lodge, fully equipped with mains water, power, and drainage.

Offering an instant Airbnb income opportunity, this secluded haven allows guests to enjoy serene river views without compromising the privacy of the main residence.

## Security & Privacy

For complete peace of mind, the estate features a comprehensive security system with CCTV covering the house and outbuildings. The electric gates have been upgraded with new motors and a modern control system, ensuring both security and ease of access.

## Additional Information

This home is also highly energy-efficient, featuring:

- A new condensing oil boiler with a pressurized cylinder & water softener
- 5kW solar panels with a Tesla storage battery
- Smart EV charging point
- Heated swimming pool with an air-source heat pump & solar gain motorized cover
- Cavity wall & loft insulation for maximum efficiency



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## Grounds & Gardens

Set across three acres of landscaped grounds, the property boasts a mature cedar tree, a double garage and multiple outbuildings, including a paddock and stable.

The decked riverbank area provides a perfect spot for outdoor entertaining, with scenic views of the River Avon and the historic St. Michael and All Angels church visible from the garden.

## Services

- Energy Performance Rating: D
- Council Tax Band: H
- 3 Phase, mains electricity with solar panels and storage batteries
- Mains drainage
- Gas central heating and LPG/Oil water heating
- FFTP - Fibre to the property directly
- Ofcom broadband speeds up to: 63 Mbps (Superfast)
- Electric vehicle charging point
- Tree preservation order (TPO)

## Points of Interest

As the crow flies

Ringwood	1.4 miles
Sopley Farm Shop	0.9 miles
Woolpack Inn	9.7 miles
Moyles Court School	3 miles
Christchurch	3.8 miles
Christchurch Hospital	8.1 miles
Bournemouth	7 miles





## Situation

Sopley is situated within a conservation area on the edge of the Avon Valley and New Forest, between the popular coastal town of Christchurch and the historic market town of Ringwood. There is a village hall and a quality dining pub within easy walking distance and Sopley Primary School is just a short distance away, as well as other local private and state secondary schools. Christchurch is situated approximately 2.5 miles south offering an extensive range of independent and high street shops, boutiques, restaurants, cafes, hotels and the beautiful natural harbour which is home to two sailing clubs, a rowing club and plenty of water-based activities. The market town of Ringwood is approximately 6 miles north offering further shopping, leisure facilities and a good range of pubs, cafes and restaurants. The larger coastal town of Bournemouth with its famous beaches is also close by as are major transport links; the A31 and the M27



## Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

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 or 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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