



Shirley House

*Shirley, Bransgore, Christchurch, BH23 8EH*

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# SHIRLEY HOUSE

## SHIRLEY • BRANSGORE

*Steeped in history and timeless charm, this magnificent Grade II listed farmhouse sits within 2.5 acres of beautifully landscaped grounds in a highly sought-after rural setting. Blending heritage with elegance, the property is enriched by formal gardens, extensive outbuildings, exceptional equestrian facilities, and an attached three-bedroom cottage. For those requiring additional space, a further 2.4 acres of grazing land is available to lease directly opposite the house.*

**£1,800,000**



5



7



3











## The Property

Dating back to the 14th century, Shirley House offers a captivating combination of period character and modern practicality. Stepping inside, the entrance hall sets the tone with its timeless appeal and leads to all principal ground-floor rooms, while also housing the impressive main staircase.

The three substantial reception rooms are brimming with period charm. In the sitting room, a beautiful bay of floor-length windows floods the space with light, while double doors open directly onto the formal gardens. A feature fireplace with a working log burner adds a cosy focal point. The dining room, also complete with a log burner, is perfect for entertaining and provides a welcoming sense of grandeur. Exposed beams are found throughout, reminding you of the home's rich medieval origins.

A useful study offers a quiet retreat, while the traditional farmhouse kitchen serves as the heart of the home. It is fully fitted and equipped with an AGA for the winter months alongside a conventional oven for summer use. Beyond, a utility room and cloakroom add everyday convenience, and the adjoining family room provides additional dining or living space.

To the first floor, there are four generous bedrooms showcase the home's character, with the master suite featuring fitted wardrobes and an ensuite bathroom with both a corner bath and separate shower cubicle. Additionally, there is well-appointed family bathroom servicing the other bedrooms. Further to this level, tucked away is a rare and intriguing feature, a hidden priest's hole, offering a fascinating reminder of the property's storied past.



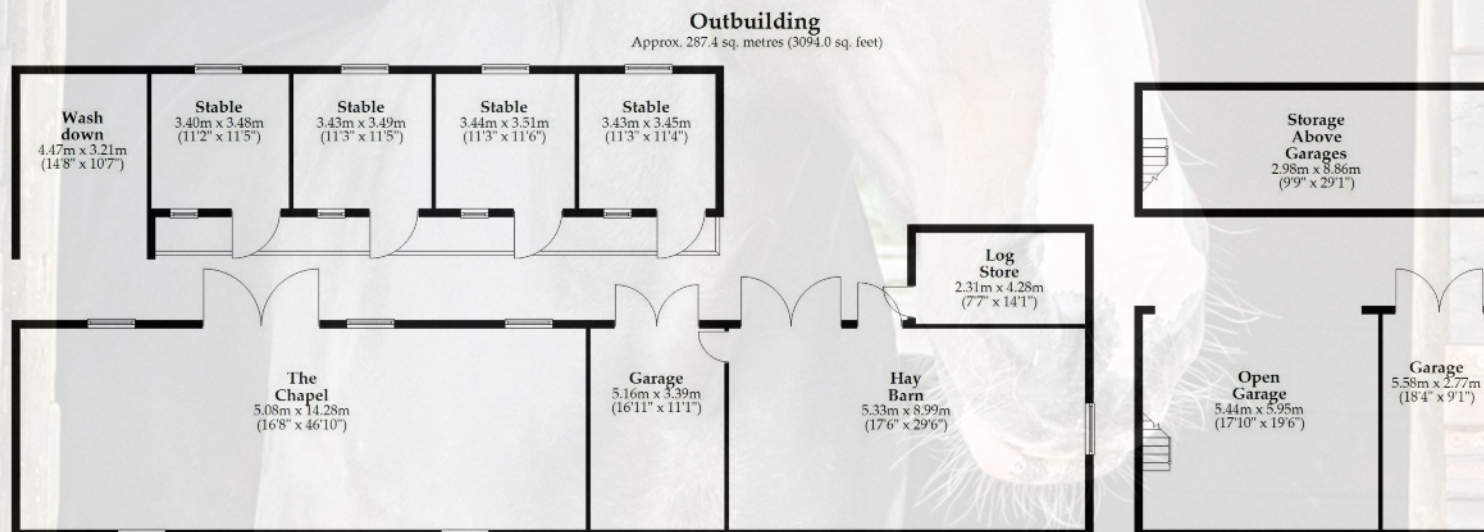
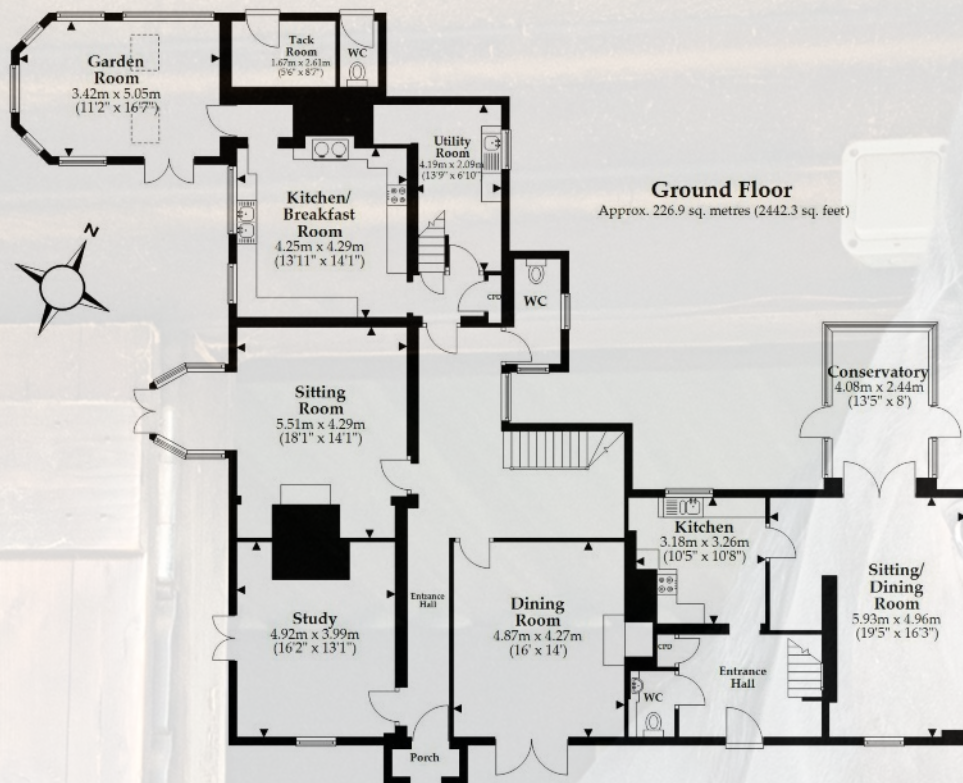






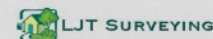






Total area: approx. 690.6 sq. metres (7433.8 sq. feet)

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



## Viewing

By prior appointment only with the vendors agents Spencers Property.

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 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.





## The Cottage

Believed to form part of the original medieval structure dating back to the 1500s, this three-bedroom attached cottage offers versatile accommodation, ideal for guests, extended family, or holiday letting. With its own private entrance, the cottage features a cosy sitting room with a wood-burning stove, a country-style kitchen, and a bright orangery. Upstairs, there are three comfortable bedrooms. Outside, a self-contained garden provides the perfect setting for alfresco dining and enjoys views over the paddocks.







## The Situation

Situated in the hamlet of Shirley, which is near to the village of Bransgore, this attractive family home offers the opportunity to live in the country, yet with the convenience of being so near to a thriving village offering excellent amenities. The local schools are extremely good and the property is also within the catchment for the schools in nearby Ringwood. Shirley House is within the New Forest National Park, with its many thousands of acres of natural heath and woodland which is ideal for walking, cycling and riding.

The larger town of Ringwood is only four miles away and is a wonderful market town with a range of shops, boutiques, cafes and restaurants.

The A31 gives direct routes to Bournemouth (heading west) and Southampton (heading east). London is only two hours drive via the M3.

## Grounds & Gardens

Electric wooden gates open onto a paved driveway, leading to a parking area accommodating numerous vehicles and featuring a double carport and garage situated conveniently near the main entrance to the house and cottage, providing private parking and useful storage.

The grounds and gardens are thoughtfully divided into sections for practicality. The formal gardens are beautifully maintained, with level lawns bordered by a variety of plants offering an abundance of colour and charm, mature trees, and terraced areas conveniently located near the house.

The equestrian facilities benefit from a separate, independent access from the road via a timed gate onto a gravel drive, offering ample parking for horse lorries and vehicles. The facilities include a stable block with multiple stables, a horse washdown with oblique clipping area, hot water, heater and storage. The tack room is positioned off the main dwelling and is separately lockable. Additional benefits include outdoor loo. There is also access to two grazing paddocks, a 20m x 40m riding arena with mirrors, and a large, beautiful original chapel, now used for storage. If required, an additional 2.4 acres of grazing land is available by





## Services

Council Tax Band: H  
Tenure: Freehold

Services: Mains electric and water supply  
Heating: Oil, LPG, wood Burner/open fire  
Private Drainage: Septic tank

Parking: Private driveway and garage

Flood Risk: Very low

Broadband: FFTP Superfast broadband with speeds of 1000 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity

Please note this is a Grade II listed building

## Directions

Proceed out of Burley in a south westerly direction along Pound Lane and across the open forest. Upon reaching the crossroads, turn right into Braggers Lane. Continuing to the far end, then turn left. Follow the road for approximately 300 yards and the entrance to Shirley House will be on the left.

## Property Video Tour

Please scan the QR Code to view the property video tour







For more information or to arrange a viewing please contact us:

The Cross, Burley, Hampshire, BH24 4AB

T: 01425 404 088 E: [burley@spencersproperty.co.uk](mailto:burley@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)