



Monkswell House

Palace Lane, Beaulieu SO42 7YG

SPENCERS
NEW FOREST





MONKSWELL HOUSE

BEAULIEU • HAMPSHIRE

A charming and fully refurbished family house which at nearly 5,000 square feet and 1.5 acres offers space, scale and condition rarely found at this price point.

Ground Floor

Kitchen/Breakfast Room • Drawing Room • Dining Room

Family Room • Study/Library • Utility • Cloakroom • Store Room

First Floor

Principal Bedroom with Balcony, Dressing Room and En Suite • Four Further Bedrooms Two Bathrooms • Shower Room

Second Floor

Two Bedrooms • Attic Storage

Outbuildings

Garage • Gymnasium

£2,249,000





The Property

Monkswell is, quite simply, the perfect family home. Situated in one of the New Forest's most idyllic and popular villages and surrounded by the unspoilt and protected countryside of the Beaulieu Estate and New Forest National Park. The house has a rich history with certain parts dating back 300 years and remain evident in delightful exposed beams, particularly in the sitting room.

The house has been extensively remodelled and extended by the current owners with sensitive works being carried out to all areas of the property including all utilities completely overhauled as well as a brand new roof of hand made clay tiles and modern double glazed windows throughout. Great care has been taken to retain the character of the house while creating comfortable, flexible and stylish accommodation of nearly 5,000 sq ft across three floors.

The front door opens to a large, open reception hall with downstairs wc, stairs to first floor and door to the family room which features an original fireplace and, when well furnished with comfy sofas, forms the perfect relaxation space to complement the adjoining open-plan kitchen / family room. The kitchen offers plenty of space for entertaining and family life with room for a large dining table as well as featuring a generous central island and extensive integrated appliances. The kitchen has glazed doors opening to both

the front and rear gardens as well as having a door to the rear hall and utility room.

Also reached from the reception hall is an inviting dining room with a feature fireplace and wooden surround. There is also a beautiful sitting room, again with an open fire and featuring exposed beams as well as having French windows onto the garden. Beyond the sitting room is a large study / library with feature fireplace and built in book shelves.

On the first floor the master bedroom is open to full ridge height creating a superb sense of space which is complemented by the large window and glazed doors opening onto a delightful glazed balcony which provides a peaceful seating area from which there are steps down to the garden. There is also a large dressing room and adjoining shower room with twin sinks and a double shower. There are four further double bedrooms on this floor, each decorated in its own distinctive style and most enjoying built in storage. There are three further bath / shower rooms making the house extremely practical for both family and guests.

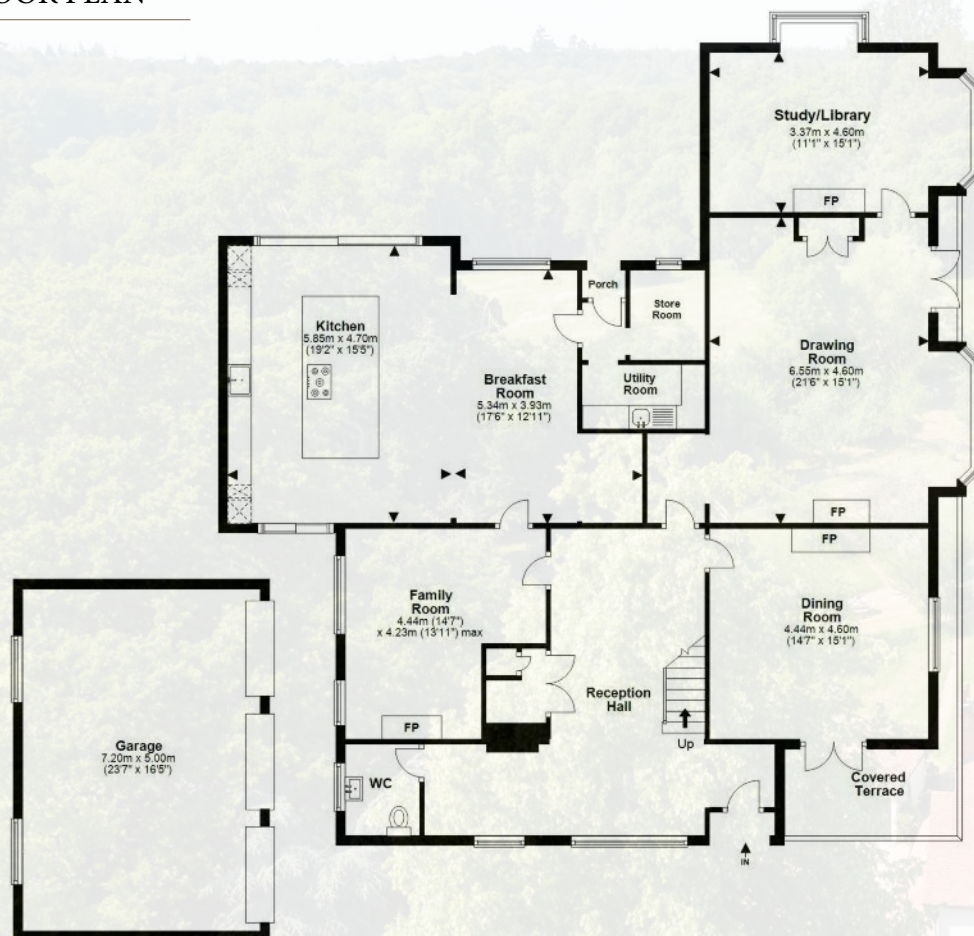
Stairs rise from the landing to the second floor where there is a further bedroom with attractive exposed beams and a further occasional bedroom ideal for visiting children.



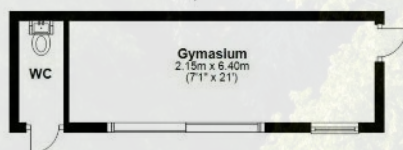


FLOOR PLAN

Ground Floor



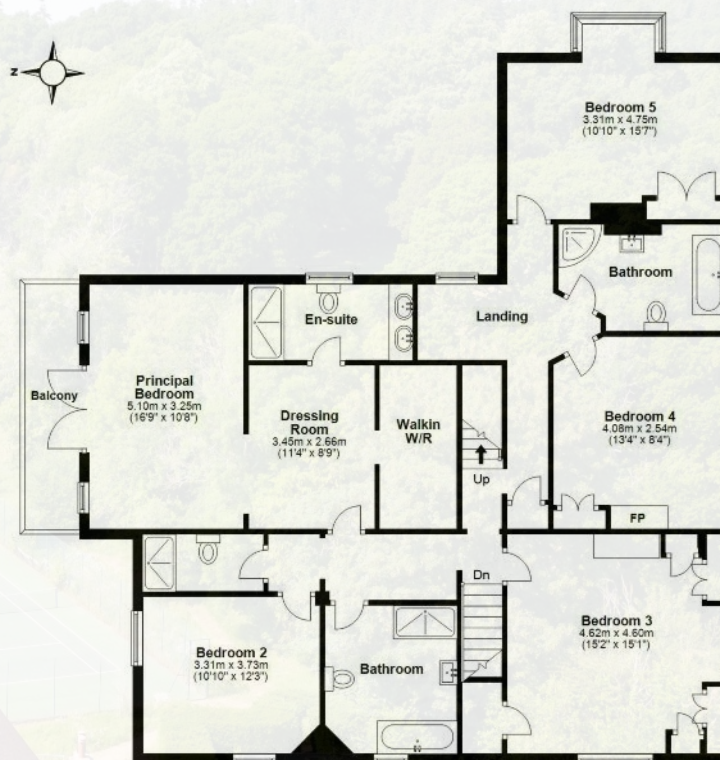
Outbuildings not necessarily in correct position



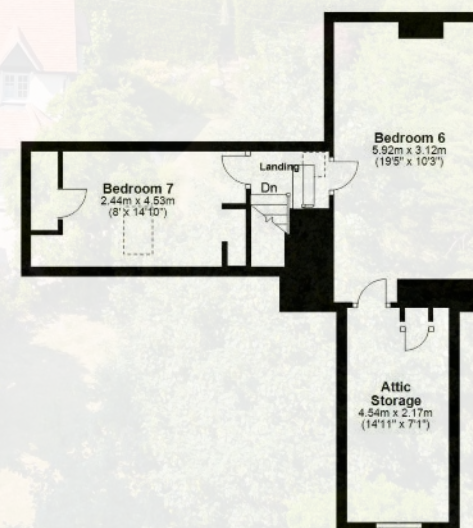
Approximate Gross Internal Areas

House: 435.5 sqm / 4687.7 sqft
 Garage: 36.0 sqm / 387.0 sqft
 Gymnasium: 15.7 sqm / 169.0 sqft
Total: 487.2 sqm / 5243.7 sqft

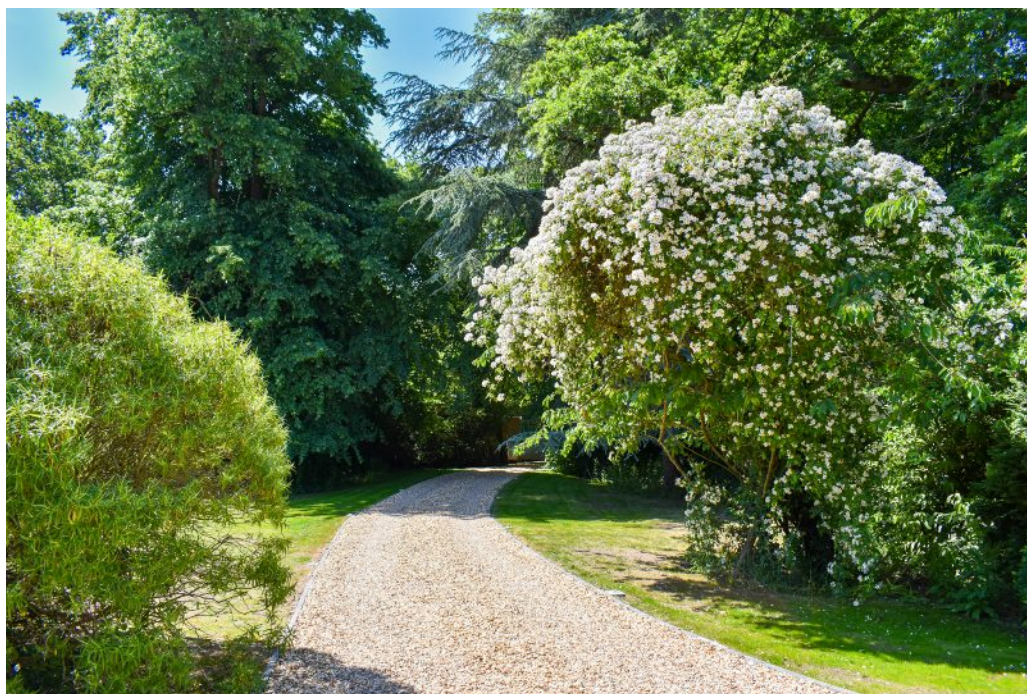
First Floor



Second Floor







The house has recently been lovingly extended and updated by the current owners to create accommodation that is contemporary, practical and full of character with beautifully landscaped gardens, a gym / home office, triple garage and tennis court.

Grounds & Gardens

The house is approached via electronically operated gates which open to a long gravel drive that leads to a long, wide turning and parking area next to the house where there is a fast electric car charging point and detached triple garage block.

The gardens extend to 1.5 acres and on the south side of the house is a beautiful stone terrace which overlooks the carefully thought out and mature landscaped gardens. An attractive loggia provides a covered shaded spot from which to enjoy the garden all year round. There is a level area of lawn in front of the house and, as the land rises to the rear there are additional areas of lawn. Also to the rear of the house is a secluded kitchen garden containing an extensive and productive walk-in fruit cage and

greenhouse which could be further enhanced if required. Beyond the kitchen garden, and easily accessible from the rest of the garden is a fully fenced hard tennis court.

A detached home office / gym is cleverly positioned close to the house and easily accessible from the kitchen. The building also has a WC which is accessible from the garden adjacent to the kitchen.

Beyond the tennis court lies a further large expanse of lawn garden, planted with mature fruit trees, that enjoys attractive views towards the village. There is a private gate here leading onto land owned by the Beaulieu Estate which subject to agreement by the estate has the right to walk through its many acres of unspoilt meadows.



The Situation

Beaulieu is one of the New Forest's most attractive and historic villages with its picturesque high street with a range of boutiques and cafes as well as a pub and restaurant. The Beaulieu River flows through the village and offers many opportunities for sailing and other watersports sports. The excellent local Beaulieu River Sailing Club and the Beaulieu Cricket Club are within a short walk of the house. The house sits on the edge of the village within a short walk of the village centre and village green on the banks of the river. There is excellent schooling nearby with primary age educations catered for by the village school. Walhampton prep school lies between Beaulieu and Lymington with independent education up to the age of 16 at Ballard School (New Milton) and Embley (Romsey). The house backs on to the historic Beaulieu estate with many acres of unspoilt meadows over which the owners of the property, subject to agreement by the estate, have the right to walk. From here there are delightful dog walks accessed via a gate in the garden fence. The open Forest surrounds the village offering wider walks and cycle rides. There are mainline railway stations at Brockenhurst and Southampton Airport Parkway which provide direct services to London Waterloo in 1h 40m and 1h 10m respectively. The nearby market town of Lymington has a wider range of shops as well as excellent sailing clubs and marinas.

Directions

From Lymington head over the river following signs to Beaulieu. Cross Beaulieu Heath and at the T-Junction by Hatchet Pond turn right towards Beaulieu. Continue on this road for about a mile before turning right towards Beaulieu village centre. Continue on this road through the village centre passing the Montagu Arms and crossing the bridge before passing the Abbey on your left and leaving the village. As the road starts to climb, the entrance to the house will be found on the left hand side.



The property backs onto the historic Beaulieu Estate which subject to agreement by the estate has the right to walk through its many acres of unspoilt meadows.

Services

Energy Performance Rating: C Current: 69 Potential: 75

Council Tax Band: H

Mains electric, water & drainage. Oil Fired Heating

Superfast Broadband with speeds of up to 80 Mbps is available at the property.

Property Video

Point your camera at the QR code below to view our professionally produced video.



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 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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