



**Bignell Wood**

*Brook, Lyndhurst, SO43 7JA*

**SPENCERS**  
ROMSEY





# BIGNELL WOOD

BROOK • LYNDHURST • NEW FOREST

*Set on the edge of Brook near Bramshaw in the heart of the New Forest, Bignell Wood is a distinguished country home with a remarkable literary heritage. Once the retreat of Sir Arthur Conan Doyle, the author of Sherlock Holmes, it offers a unique blend of historic significance and peaceful rural living in an exceptionally tranquil setting.*

## Main House

6 Bedrooms, 4 Bathrooms, 2 Cloakrooms, Reception Hall, Drawing Room, Sitting Room, Dining Room, Kitchen/Breakfast Room, Lounge/Family Room, Study, Utility Room, Pantry, Boot Room, Office, 65' Fully Boarded Attic

## Further Accommodation

Detached Guest Cottage with Balcony

## Outbuildings

Gymnasium, 2 Stables, Covered Storage, Workshop, Garage

## Gardens and Grounds

Gardens and Grounds totalling 6 acres of mature gardens, Woodlands, Brook, Extensive Parking Area

£3,850,000





## The Property

Upon entering Bignell Wood, a welcoming limestone-tiled porch opens into a bright inner lobby with a cloakroom, before rising to a grand reception hall. Here, a magnificent stone surround fireplace with wood-burning stove provides a warm and characterful focal point.

The triple-aspect drawing room is a space of rare charm and inspiration with another feature fireplace and wood-burning stove and multiple windows enjoying far-reaching views across the gardens and New Forest beyond. It is believed this was Sir Arthur Conan Doyle's writing retreat, where he sat at his desk in the bay window, drawing creativity from the serene surroundings.

The adjacent sitting room offers a peaceful haven, with views across the rear garden and a central stone fireplace creating a refined setting for relaxation.

From the sitting room, an inner hallway links to a newly fitted utility room, a cloakroom and the beautifully appointed Plain English kitchen/breakfast room, fitted with a handmade range of bespoke cabinetry, marble worktops, a double Aga cooker, Belfast sink, and a generous central island with an expansive, one-piece marble worktop. The kitchen further features a range of built-in Miele appliances, a larder cupboard and an under-counter wine cooler.

Open to the kitchen is a comfortable lounge/family room and an elegant dining room overlooking and opening via double doors onto the garden. This magnificent space links seamlessly to form the heart of the home, and an ideal space for day-to-day family life.

The property is further enhanced by a flexible array of ancillary accommodation, including a spacious pantry, functional boot room, private study, office, and an additional cloakroom. A secondary staircase adds to the seamless circulation and practicality of this exceptional home.

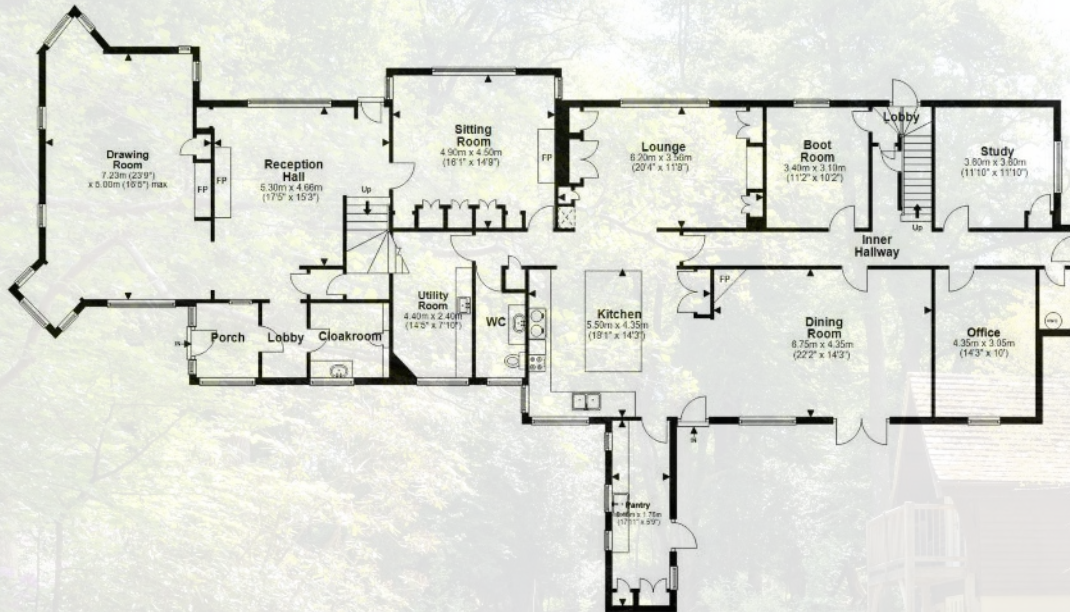




Ground Floor

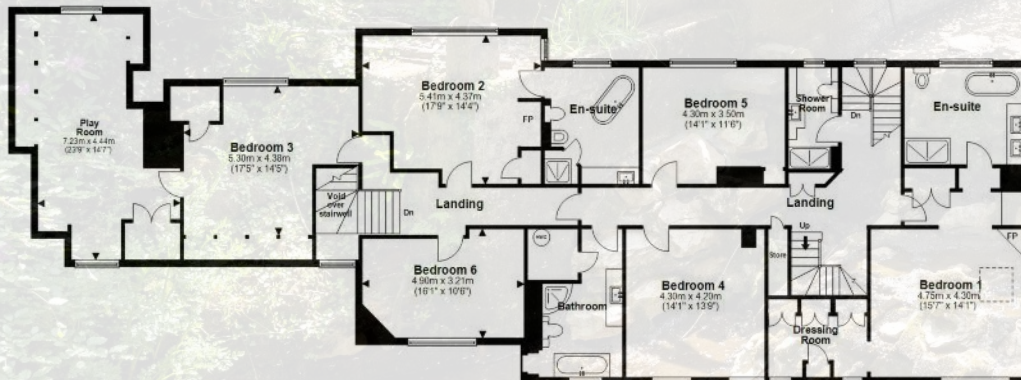


# Floor Plan

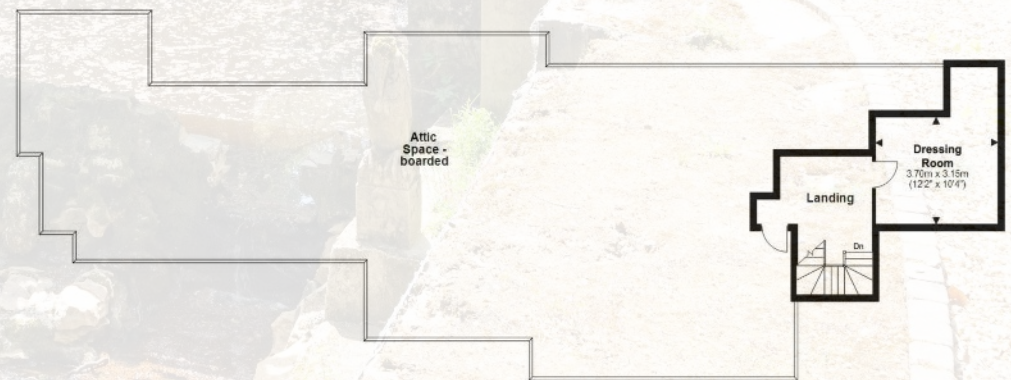


**Approx Gross Internal Area  
(including Attic Space)  
725.0 sqm / 7803.4 sqft**

First Floor



Second Floor



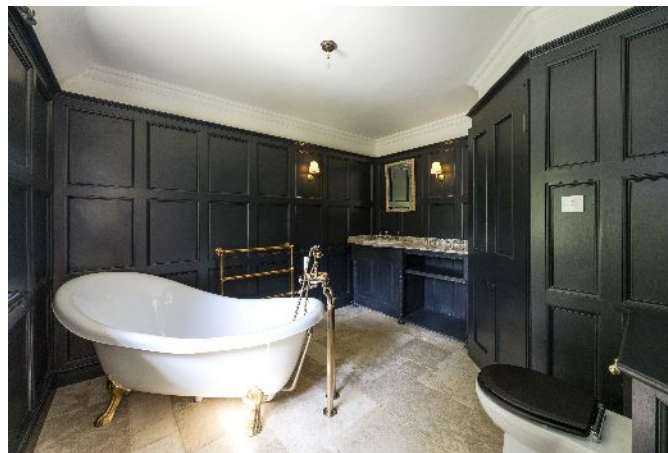


## The Property Continued...

Upstairs, the first floor presents six beautifully styled bedrooms, including a luxurious principal suite with separate dressing room and en-suite bathroom and a beautifully appointed guest suite/bedroom two with an elegant en-suite bathroom. The remaining four bedrooms are served by a modern, family bathroom, while bedroom three offers an extended space, currently utilised as a playroom.

The top floor is accessible by a newly installed staircase and features a fully bespoke dressing room and a substantial unconverted attic, offering scope for further accommodation or leisure space (subject to the necessary planning consents being granted).









## The Cottage

Nestled within the grounds, the cottage is a beautifully crafted detached annexe, offering stylish and self-contained accommodation with a delightful sense of privacy. Accessed via a charming wooden footbridge over a stream and a winding pathway through the garden, this idyllic retreat is as picturesque as it is practical.

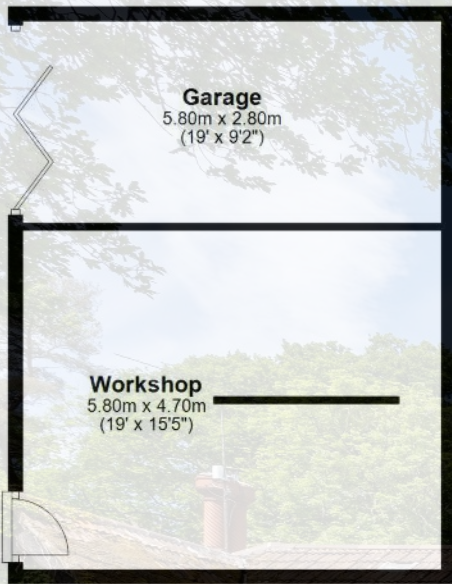
The entrance opens into a cosy snug with built-in corner bench seating, creating an inviting first impression.

An inner hallway leads to a contemporary shower room and stairs rising to a characterful open-plan living area, centred around a wood-burning stove. The bespoke kitchen is thoughtfully designed, featuring hand-crafted units, coordinating work surfaces, and a Belfast sink positioned beneath a window that looks out across the stream and gardens.

From the sitting area, steps lead up to a stunning split-level bedroom with a vaulted ceiling clad in timber, panelled walls, and built-in window seating. French doors open onto a private balcony, offering enchanting views over the surrounding forest and woodland.

# Floor Plan

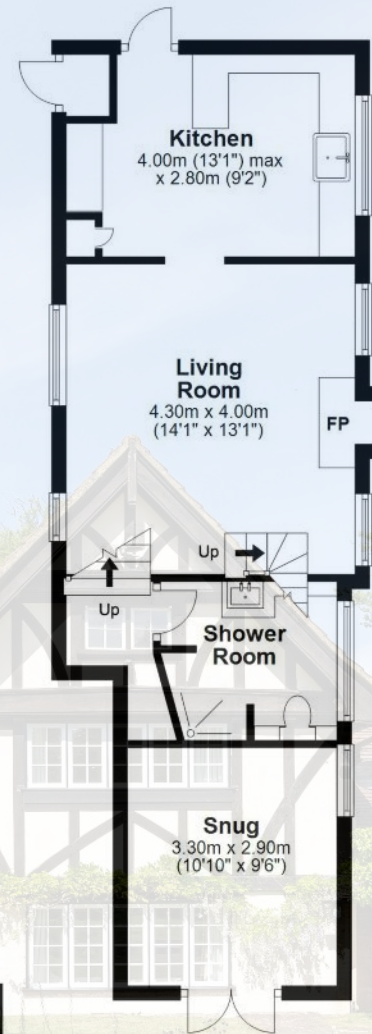
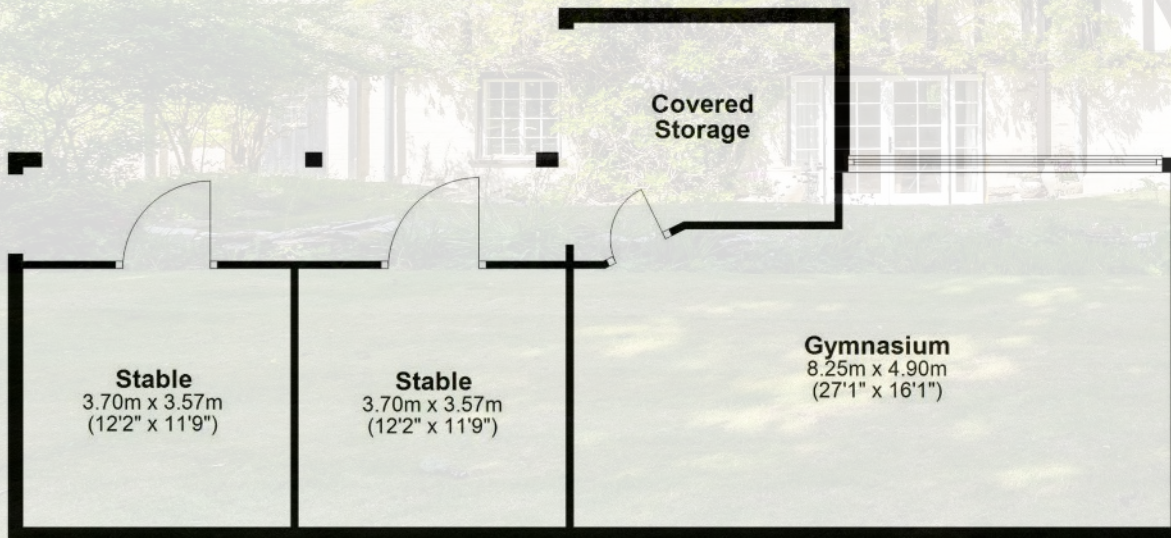
## Ground Floor



### Approx Gross Internal Areas

Cottage: 69.2 sqm / 744.9 sqft  
Stable Block: 87.0 sqm / 936.4 sqft  
Workshop/Garage: 42.8 sqm / 460.7 sqft

**Total Approx Gross Area:  
199.0 sqm / 2142.0 sqft**



## First Floor



← Cottage

**Bignell Wood Outbuildings**  
(not necessarily in correct position/orientation)



## Grounds & Gardens

Set in a truly enviable position within the New Forest National Park, Bignell Wood is surrounded by a stunning combination of landscaped gardens, private woodland, and well-maintained paddocks, extending to approximately 6 acres. This beautifully balanced setting provides an exceptional sense of space, tranquillity, and privacy. The property is approached via electric double gates opening onto a sweeping driveway and circular turning area, with ample parking. To the left, a detached garage and workshop offers excellent storage or conversion potential, with a room above ideal for use as a home office or studio (STP). A manicured lawn beyond leads down to a picturesque stream, which forms part of the natural boundary and meanders attractively through the gardens.

This charming stream is a defining feature of the estate, elegantly dividing the grounds and crossed by two wooden Monet footbridges that link the main house and the cottage, each with its own distinct entrance and setting. A winding path leads to the front entrance of the main house and continues around to a spacious covered terrace, offering an ideal setting for outdoor dining and entertaining, with serene views across the front lawn and brook.

The rear garden, which is primarily laid to lawn with attractive flower borders. A gate here provides direct access to the open New Forest, inviting endless riding, walking, and exploration. An original brick-lined well sits discreetly to the rear of the house, adding a nostalgic touch to the landscape.

To the front of the estate, another five-bar gate leads to the equine facilities, comprising two stables and two well-fenced paddocks, offering superb amenities for horse owners or those seeking a working smallholding. There is also a fully equipped gymnasium.



## Additional Features

- Plain English Kitchen & Pantry with marble and granite worktops
- Re-enamelled and converted Aga to electric control series x plus a gas module
- Waste disposal
- Quooker filtered cold water tap and kettle
- Catchpole & Rye bathroom fitting in master en-suite with marble topped vanity
- Plated copper slipper bath in principal en-suite
- Under floor heating in the kitchen & bathrooms
- Security system with electric gates & and Amp reader
- Bespoke joinery
- 2 cloakrooms downstairs

## Services

Heating: Oil fired central heating

Services: Mains water and electricity

Drainage: Private

The property benefits from direct forest access and forest rights.

## Points Of Interest

Green Dragon	0.7 Miles
Bramshaw Golf Club	0.8 Miles
Paultons Park	4.2 Miles
Rockingham Arms	6.0 Miles
Romsey	7.6 Miles
Southampton	11.1 Miles



## The Situation

Situated within the highly sought-after village of Brook, in the parish of Bramshaw, this charming location is widely regarded as one of the New Forest's most picturesque and desirable settings. The village offers a strong sense of community and a superb range of local amenities, including a village hall, church, convenience store, two traditional country pubs, a hotel, restaurants, a garage, and the prestigious Bramshaw Golf Club, home to two renowned 18-hole courses.

Surrounded by the natural beauty of the New Forest National Park, residents enjoy direct access to thousands of acres of unspoilt heathland, ancient woodland, and open moorland—ideal for walking, cycling, and equestrian pursuits.

For those with a passion for sailing, the celebrated yachting centres of Hamble, Lymington, and Poole are all easily accessible by car. The historic cathedral city of Salisbury lies approximately 16 miles to the north, offering a wider selection of shopping, cultural, and educational facilities.

Excellent transport links include the M27 at Cadnam, just over a mile away, providing fast access to Southampton, Winchester, and London. Mainline rail services from Southampton Central to London Waterloo are approximately a 15-minute drive, as is Southampton Airport, while Bournemouth Airport is reachable in around 25 minutes.

## Important Notice

Spencers 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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