



Hillside Farm

SPENCERS





HILLSIDE FARM

NEW FOREST

Hillside Farm is a rare example of architectural sensitivity and rural luxury—offering complete seclusion, timeless design, and a profound connection to the land.

A truly unique New Forest retreat. Set within over 50 acres of breathtaking New Forest countryside, Hillside Farm is a striking architectural home that has captured national attention, including a feature on Grand Designs. Inspired by the Japanese 'haiku' style of country house design, celebrated for its simplicity, clarity, and connection to nature. The home has been thoughtfully adapted to reflect the local character, drawing on the forms of traditional vernacular farm buildings to remain in keeping with the surrounding landscape.

£2,950,000



2



2



2





The Property

The design of the property presents a harmonious cluster of three distinct buildings nestled into the hillside: a spacious ‘barn’-style living area, a cosy ‘stable’ bedroom suite, and a unique three-storey ‘silo’ housing additional accommodation and practical spaces. These elements are beautifully connected by fully enclosed glass walkways, forming a contemporary rural composition that blends seamlessly with its natural environment.

Upon entering Hillside Farm, you are welcomed into a spectacular open-plan living space, thoughtfully designed to reflect both rustic charm and contemporary elegance. This main ‘barn’-style structure encompasses a bespoke kitchen, generous dining area, and a cosy sitting room—all set beneath exposed timber beams that echo the property’s rural inspiration. Floor-to-ceiling windows stretch across the entire space, flooding the interior with natural light and offering uninterrupted, panoramic views over the surrounding 50-acre estate and rolling New Forest countryside.

The kitchen is exceptionally well appointed with granite work surfaces, an Aga, additional oven, a central island with integrated sink and gas hob, ample storage throughout, and a walk-in pantry. A log burner adds a warm focal point to the sitting area, complemented by built-in shelving that subtly blends practicality with style.

From here, a fully enclosed glass walkway leads to the serene bedroom suite. This beautifully designed retreat features a spacious dressing area, a bedroom framed by two glass walls that invite the landscape indoors, and a luxurious en-suite bathroom. The bathroom includes a walk-in shower illuminated by a ceiling light lantern, his-and-hers sinks cleverly positioned with mirrors and windows to create a sense of open-air tranquillity, and a fitted bath perfectly placed beside the window to enjoy views across the gardens and grounds.





The Property Continued ...

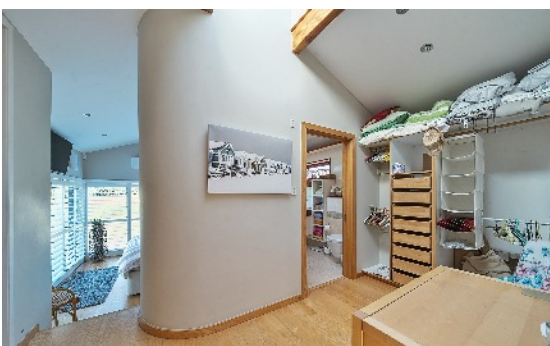
On the opposite side of the property, the striking three-storey tower which offers a versatile space across three levels. A basement utility room including a useful WC hand basin, shower cubical and ample storage, a guest bedroom at ground level, and a tranquil study at the top—ideal for home working or quiet reflection, with views that stretch across the estate.

Additional Information

Energy Performance Rating: E Current: 50 Potential: 51
Council Tax Band: G
Tenure: Freehold

Services: Mains water and electricity
Heating: Electric and wet under floor heating
Drainage: Private drainage, domestic sewage plant
Solar panels supplying electric and hot water
Bottled gas for the hob

Flood Risk: Very low
Broadband: Ultrafast fibre optic broadband with speeds of 1000 Mbps is available at the property which has been recently installed (Ofcom)
Mobile Coverage: No known issues, please contact your provider for further



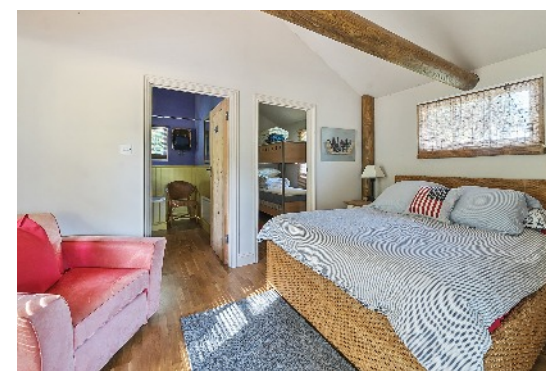
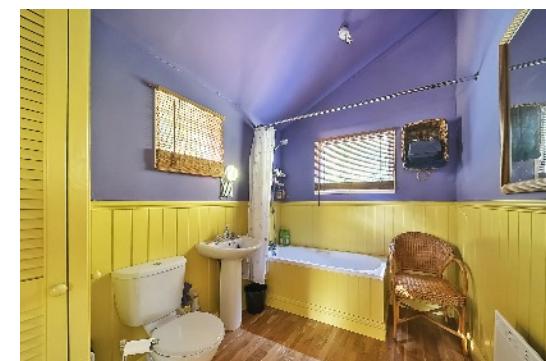
Property Video



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



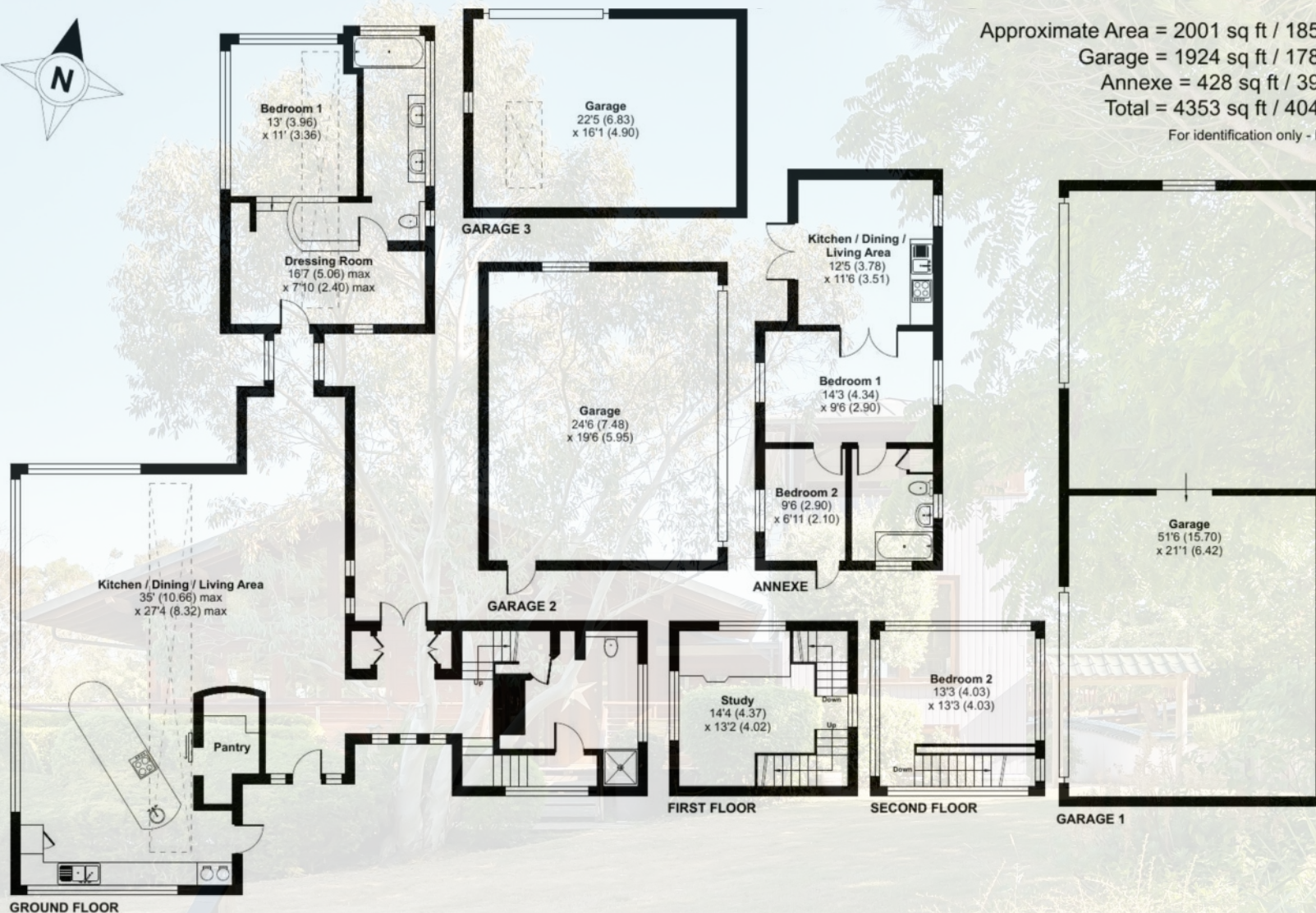




The Cabin

Within the grounds of Hillside Farm lies The Cabin—a beautifully presented two-bedroom annexe offering flexible ancillary accommodation, ideal for guests or extended family. The Cabin features bi-folding glass doors that open into a light-filled sitting room, complete with fitted storage, a sink, and a hob—providing a functional kitchenette space for independent living. Two generously sized bedrooms are complemented by a fully fitted contemporary bathroom, making this an inviting and self-contained retreat within the estate.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2025. Produced for Spencers of the New Forest Ltd. REF: 1325398

Important Information

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.



Outside

Hillside Farm is approached via a long, sweeping private driveway that winds through the estate, offering an impressive sense of arrival. The drive leads to two separate garage complexes—one featuring an electric vehicle charging point and ample storage, and the other equipped with climate control, ideal for storing wine produced from the property's own vineyard.

Set within over 50 acres of diverse and beautifully maintained land, the grounds of Hillside Farm offer an extraordinary blend of cultivated elegance and natural charm. At the front of the property, two expansive paddocks and a third paddock is located at the rear, ensuring privacy and versatility.

Nature is celebrated throughout the estate. Selected areas of the garden have been purposefully left wild to encourage biodiversity, with flourishing wildflowers attracting pollinators and enhancing the property's serene atmosphere. A thriving orchard offers a variety of fruit trees, providing both beauty and abundance.

For moments of reflection and calm, a Japanese-inspired garden features tranquil water elements and carefully curated plantings that echo the home's architectural ethos. A wooden deck wraps around the property, offering multiple elevated vantage points from which to enjoy the far-reaching views, perfect for morning coffee or evening drinks.

Outdoor living is at the heart of Hillside Farm. Multiple alfresco dining spaces are positioned throughout the grounds, offering both sun-soaked terraces and shaded nooks. A wooden walkway extends from the main house to a remarkable covered seating area—an architectural feature in its own right—designed for entertaining or quiet contemplation while enjoying uninterrupted views across the surrounding landscape.

The vineyard, beautifully integrated into the estate, not only adds to the visual charm but offers the opportunity for a boutique wine making venture, further enhancing the lifestyle appeal of this exceptional country property.









The Situation

The village of Bransgore lies on the edge of the New Forest, within easy reach by car of popular beaches and the towns of Christchurch and Bournemouth. The village boasts a well-regarded primary school, sports field and children's playground, as well as many woodland walks. The nearby picturesque village of Burley boasts a range of boutique shops, restaurants, a dispensing GP surgery and two public houses. Burley also enjoys an active village community with a village hall, cricket club and a popular 9 hole golf course. The sailing centres of Lymington and Christchurch are both nearby with Lymington also offering a ferry service to the Isle of Wight. The larger coastal cities of Bournemouth and Southampton are both easily accessible, as is the Cathedral City of Winchester. Bournemouth boasts an international airport with an increasing number of national and international destinations, as does Southampton, each within very easy reach. Condor Ferries to the Channel Islands are situated in nearby Poole. The A31 provides access to the M27 and the motorway network. There are railway services from nearby Hinton Admiral (approximately 3 miles), which provides a service through to London Waterloo (1 hour 54 minutes) or from Brockenhurst (1 hour 34 minutes).

The Local Area

The first Spencers New Forest office was established here in Burley, a honeypot village that feels untouched by time with its traditional cafes, cider farm, gift shops and tales of old smuggling routes, witches and dragons. This is the New Forest on holiday as imagined by visitors: quaint and old-fashioned with ponies wandering down the high street. In Burley there's a perpetual feeling of having escaped, that you are away from it all, especially as it is tucked in the lee of wooded slopes. There's a lovely sense of community and a range of activities to enjoy locally including cycling, horse riding, coarse fishing and the Burley Golf Club with a nine-hole heathland course.



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

E: The Cross, Burley, Hampshire, BH24 4AB

T: 01425 404 088 E: burley@spencersproperty.co.uk

www.spencersproperty.co.uk