



Gilbury House, Exbury, Hampshire

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An exciting development opportunity.  
Planning permission for a stunning eco-friendly waterfront home **overlooking the Beaulieu River** with views towards the Isle of Wight.

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### Proposed Build

**Ground floor:** Entrance hall | Open plan kitchen and dining room | Living room | Reading room | Glazed link to home office/ground floor bedroom with attached bathroom | Garden room with kitchenette | Utility room | Plant room | Shower room | Boot room linking to integral triple garage

**First floor:** Principal bedroom with en suite bathroom and private balcony | Three further bedrooms with en suite facilities

### Outside

Entrance courtyard and parking | Garden machinery store | Landscaped gardens overlooking the Beaulieu River

In all about 2 acres

### Distances

Exbury 0.5 miles, Cowes 6.7 miles (by boat), Brockenhurst 10.4 miles (London Waterloo from 1 hour 30 minutes)  
Southampton 16.3 miles (London Waterloo from 1 hour 6 minutes), Southampton Airport 20 miles  
(All distances and times are approximate)



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## Situation

Commanding an elevated position near a picturesque bend in the Beaulieu River, Gilbury House offers sweeping westerly views towards the historic maritime village of Buckler's Hard and clear southerly vistas down the Beaulieu River towards the Isle of Wight.

The New Forest National Park, renowned for its ancient woodlands, open heathlands, and charming villages, provides a unique backdrop for this exclusive development opportunity. The area is celebrated for its rich maritime history, tranquil landscapes, and diverse wildlife, creating a serene and idyllic setting.

The nearby village of Beaulieu, with its quaint streets, boutique shops, and renowned Beaulieu Motor Museum, is just a short drive away. This vibrant village offers a variety of dining options, from traditional pubs to fine dining restaurants, catering to every culinary preference. The Beaulieu Estate, with its stately home and beautifully landscaped gardens, further enriches the cultural and historical tapestry of the area.

For those who enjoy an active lifestyle, the New Forest offers an abundance of outdoor activities. Miles of scenic trails are perfect for walking, cycling, and horse riding, while the river itself provides opportunities for sailing, kayaking, and other water sports. The nearby coastline also offers beautiful beaches and coastal walks, making this location a haven for nature enthusiasts and outdoor adventurers.

Despite its tranquil setting, Gilbury House is conveniently located within easy reach of major transport links. The M27 motorway provides straightforward access to Southampton, Portsmouth, and beyond, while both Brockenhurst and Southampton stations offer direct rail services to London Waterloo.







## Gilbury House

Gilbury House offers an extraordinary opportunity to acquire a unique property with planning permission for a bespoke waterfront home in an elevated position, designed to seamlessly blend with its picturesque surroundings while embodying modern luxury and sustainability.

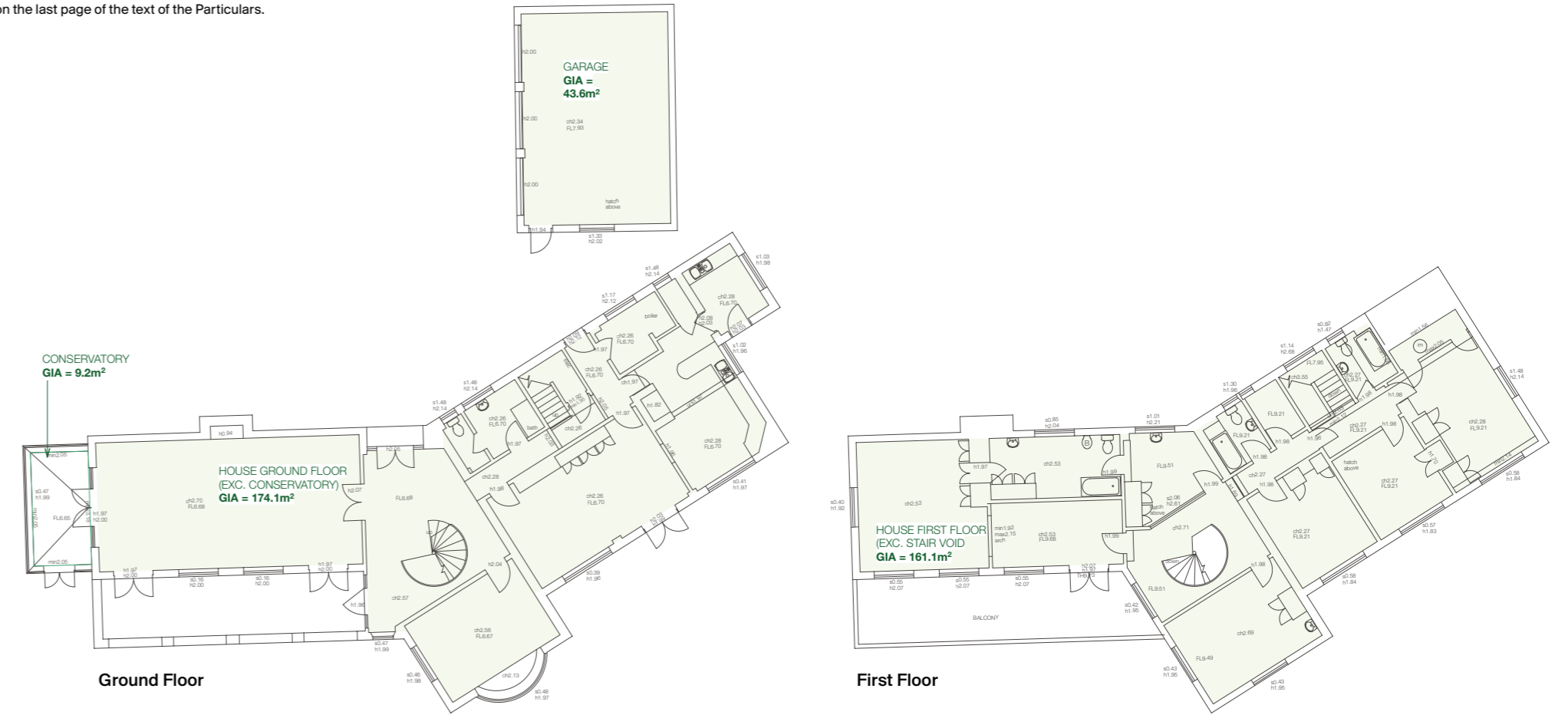
Situated on the east bank of the Beaulieu River, this two acre plot offers a tranquil retreat with breath-taking views and exceptional ecological features. The existing 1960s built, two storey house, along with several small outbuildings, a detached garage, and an outdoor pool, is set within established gardens rich in mature trees and shrubbery, ensuring privacy and a peaceful atmosphere.



## Existing floor plan

Approximate Gross Internal Floor Area  
335.2 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.





## Proposed dwelling

The approved replacement dwelling is a testament to outstanding design quality, integrating harmoniously with the site's natural features. The new home is designed around an entrance courtyard, reminiscent of traditional English country houses. The primary two-storey structure is complemented by single-storey wings and a further two-storey extension that aligns with the existing pergola, featuring a garden room and natural pool.

At the forefront of sustainable living, the new home boasts exceptional eco-friendly credentials. Constructed primarily from timber, the plans feature a highly insulated wood-fibre envelope, minimising air leakage and maximizing energy efficiency. A Ground Source Heat Pump and rooftop photovoltaic panels will ensure near-zero carbon emissions, while an Air Source Heat Pump will heat the natural pool. Smart metering, low-energy LED lighting, and strategic window placement enhance natural ventilation and daylighting, promoting a comfortable and environmentally conscious lifestyle.

The comprehensive landscape plans have been meticulously crafted to enhance the site's natural beauty and biodiversity. The garden will be transformed into a more biodiverse character, reflecting the New Forest's wood pasture and meadow habitats. Maturing oaks, native shrubs, and meadow flora will replace ornamental conifers and leylandii. A new walled garden, designed with charm and low-key formality, will feature a sunny greenhouse, an orchard with various fruit trees, and pathways leading to secluded areas perfect for relaxation.

**Materials and Construction:** Utilisation of earthy grey English bond brickwork for the ground level and black stained vertical boarding for the upper levels ensures the dwelling will blend in with its surroundings. Dark bronze window frames and natural hardwood slats complement the overall design.

**Water and Drainage:** Rainwater collection and greywater systems will irrigate the garden, while a mini-sewage treatment plant will handle foul drainage.

**Lighting and Glazing:** The fenestration design minimises glare and light spillage, adhering to the Dark Skies policy. Access to the property will remain via the existing entrance.



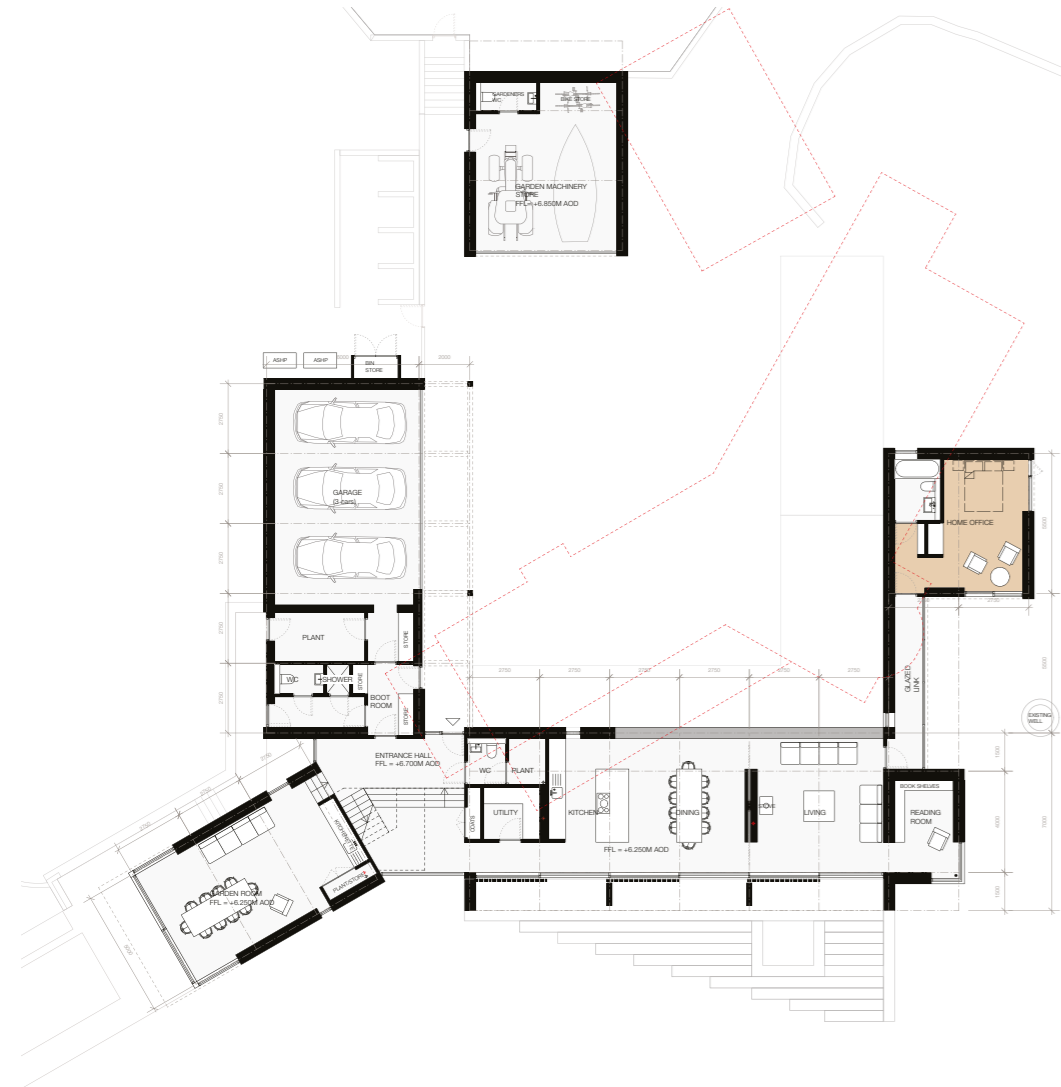


# Proposed floor plan

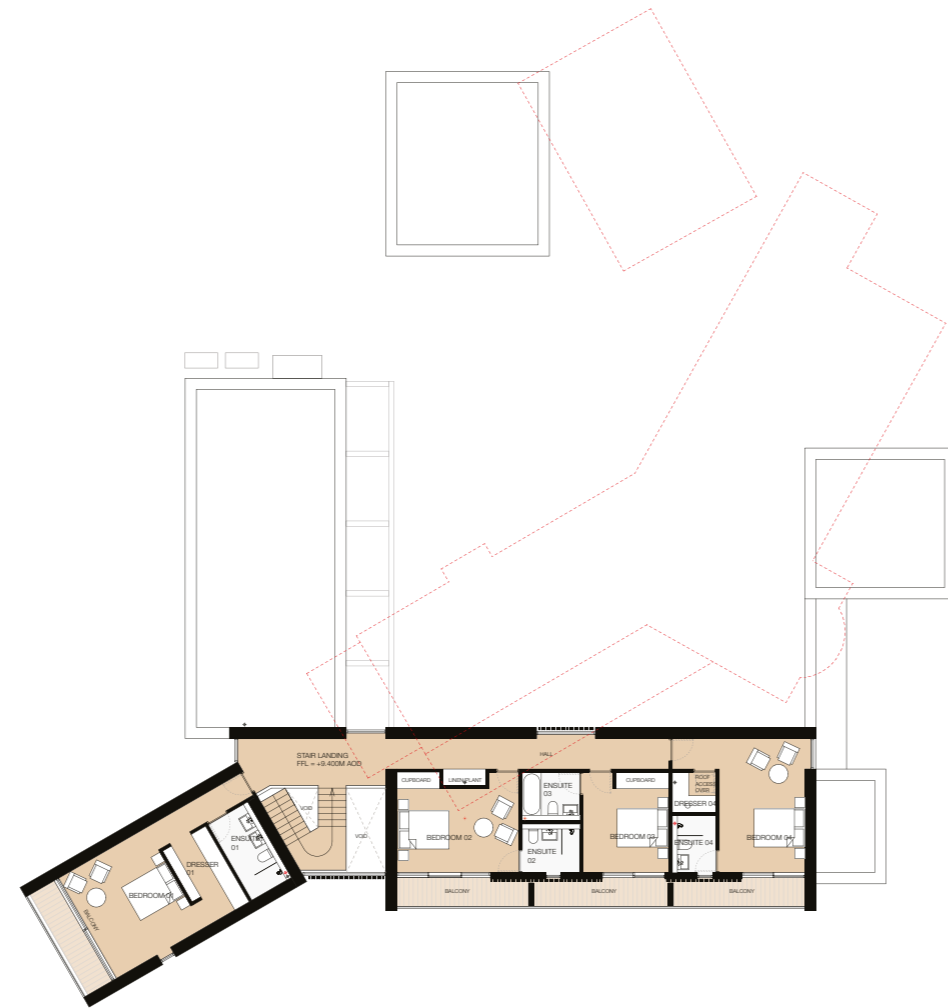
## Approximate Gross Internal Floor Area

XXX sq m

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Ground Floor



First Floor

The proposed parking area accommodates up to three cars, with additional visitor parking and a three car garage equipped with electric vehicle charging points.

This exceptional waterfront opportunity offers a rare blend of luxury, sustainability, and natural beauty. The thoughtful design and eco-friendly features provide a modern sanctuary that respects and enhances its stunning riverside location. This is an unparalleled opportunity to own a prestigious home that embodies both architectural excellence and environmental stewardship.

## Proposed Services

- Ground source heat pump
- Solar PV
- Air source heat pump for pool
- Private drainage

## Directions

Postcode: SO45 1AG  
What3Words: ///refills.lush.country

## Property information

Tenure: Freehold  
Local Authority: New Forest District Council  
Council Tax: Band H  
EPC Rating: F



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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