

Fountain Court, Bramshaw, Lyndhurst, Hampshire





An outstanding example of a Grade II listed, Arts and Crafts Manor House.

Summary of accommodation

Main House

Reception hall/library | Dining room | Drawing room

Kitchen/breakfast room | Boot room | Cloakroom

Utility room

Principal bedroom suite with dressing room

Three further bedroom suites

Bedroom five with en suite | WC

Staff Flat

Separate entrance | Sitting room | Kitchenette | Bathroom

Bedroom

South Lodge

Sitting/dining room | Kitchen | Shower room | Bathroom

Two bedrooms | Garage | Store shower | Sauna

Outbuildings

Garaging for nine cars | Oak barn

Two storey Norwegian log cabin | Six stables | Tack room

Feed room | Workshop | Garden store | Machine store

Five greenhouses | Tractor barn and agricultural barn

Tennis pavilion

Garden and Grounds

All weather tennis court | Heated swimming pool | Spa

Beautiful formal gardens | Lake | Paddocks and woodland

In all about 65 acres



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Situation

Fountain Court is set within the beautiful New Forest National Park, a medieval deer hunting area created by William the Conqueror in 1079. It is still largely in the possession of the Crown, comprising woodland pasture, heaths, bogs and the remains of 17th, 18th & 19th century coppices and timber plantations. It is grazed by the ponies, cattle and pigs of the local “commoners” which add to the picturesque charm of the area. It is a walking and riding paradise unmatched anywhere in the south of England.

Southampton and the Cathedral City of Salisbury have an extensive range of shops, restaurants and supermarkets. Lyndhurst, capital of the New Forest, is 5 miles away. The Solent, an important recreational area for water sports, particularly yachting, hosting the Cowes week sailing event, is 14 miles. Bramshaw Golf Club, with its highly regarded Manor course and the infamous Forest course, is 5 minutes. Southampton Airport is 13 miles and takes about 20 minutes by car. Heathrow Airport is 69 miles and can take 75 minutes. A direct train service runs from Southampton Parkway station to Waterloo taking 65 minutes. There is an excellent selection of private schools in the area including Chafyn Grove, Godolphin, Leehurst Swan and Leadenhall in Salisbury, Moyles Court at Ringwood, the Gregg and King Edward VI at Southampton, Embley Park, The Stroud and Stanbridge Earls at Romsey and Sandle Manor at Fordingbridge.

Distances

M27 3 miles, Southampton 13 miles, Salisbury 14 miles, Winchester 19 miles, Lymington 14 miles.
(Distances and times approximate)



Fountain Court

Fountain Court is an outstanding Grade II listed Arts and Crafts manor house built in 1916 by Sir George and Lady Thursby.

The Thursby fortune was made from coal mining in Lancashire. Sir George Thursby was a founding member of the British Field Sports Society, an amateur Jockey and Master of the New Forest Buck Hounds. He entertained lavishly at Fountain Court. Queen Mary often visited during Cowes Week to stay with her friend Lady Thursby. The Baronetcy became extinct on his death in 1941.

Completely surrounded by the New Forest, the house is designed to maximise its setting. The approach is up a long sweeping drive, through the lovely grounds. The formal rooms are beautifully proportioned and open to a fabulous terrace and swimming pool that overlooks the lake. All the main bedrooms also have views to the lake. As expected from a house designed for entertaining, Fountain Court has a superb range of utility rooms, a back staircase that leads to the laundry area and staff flat.

The present owners, who have been at Fountain Court for more than 10 years, have taken great care to keep the house true to its heritage and any refurbishment has been carried out with great attention to detail maintaining a wonderful, light and comfortable family home. The owners have also added a new orangery, with a separate kitchen and with an existing wine cellar for 1500 bottles.







Approximate Gross Internal Floor Area

Main House: 11,853 sq ft / 1101.17 sq m

Cellars: 551 sq ft / 51.16 sq m

Garage, Laundry Room and Workshop: 733 sq ft / 68.11 sq m

Indicates restricted room height less than 1.5m.



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.

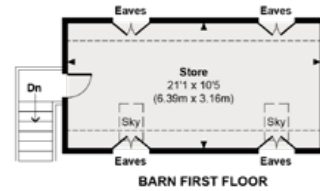
Approximate Gross Internal Floor Area

Log Cabin: 1,206 sq ft / 112.01 sq m

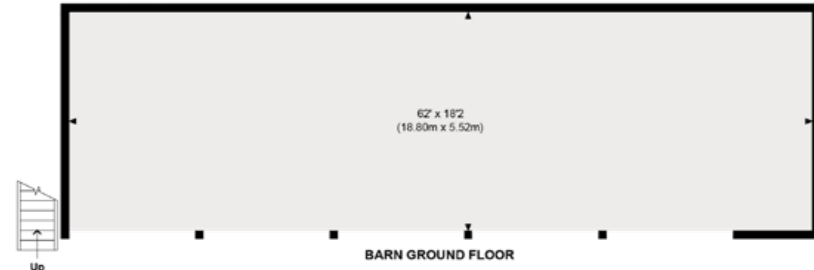
South Lodge: 1,368 sq ft / 127.14 sq m

Stables: 1,389 sq ft / 129.04 Ssq m

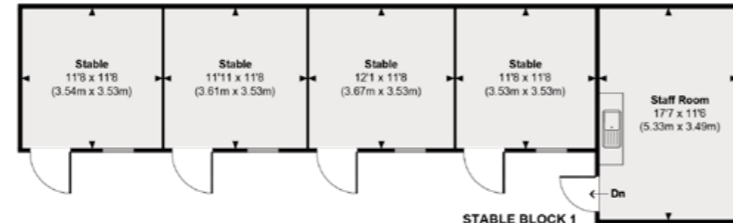
Barn: 1,334 sq ft / 123.97 sq m



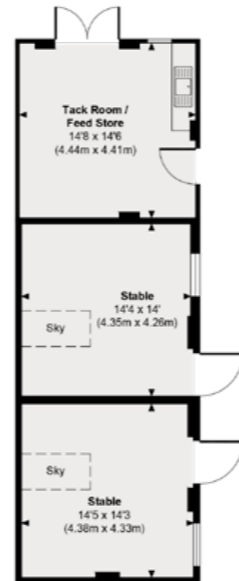
BARN FIRST FLOOR



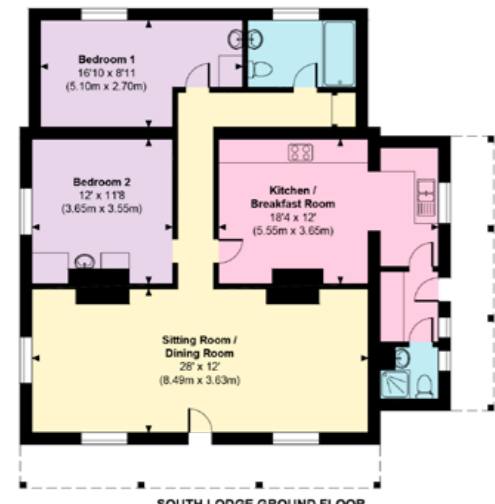
BARN GROUND FLOOR



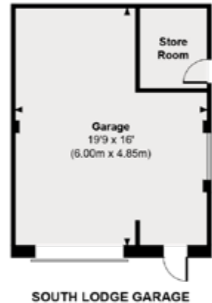
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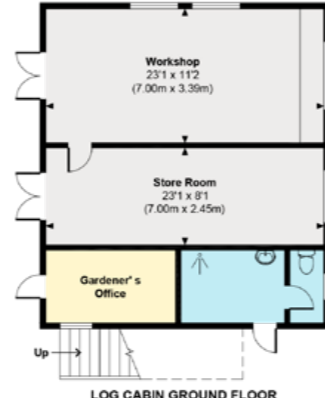
STABLE BLOCK 2



SOUTH LODGE GROUND FLOOR



SOUTH LODGE GARAGE



LOG CABIN GROUND FLOOR



LOG CABIN FIRST FLOOR

Log Cabin



South Lodge





Garden and Grounds

The house stands on a wonderful terrace surrounded by a beautifully maintained formal 10 acre garden which includes a tennis court, swimming pool and a substantial lawn with views of the lake that is spectacular for day or night entertaining. The gardens were originally laid out by Hew Dalrymple between 1918 and 1922.

There are many unusual features such as apple and rosemary hedges, a spectacular rose garden, wisteria walk, orchard, Japanese water gardens and lovely herbaceous borders all designed to take you on a magical tour and adding to the romance of the setting.

The Lake

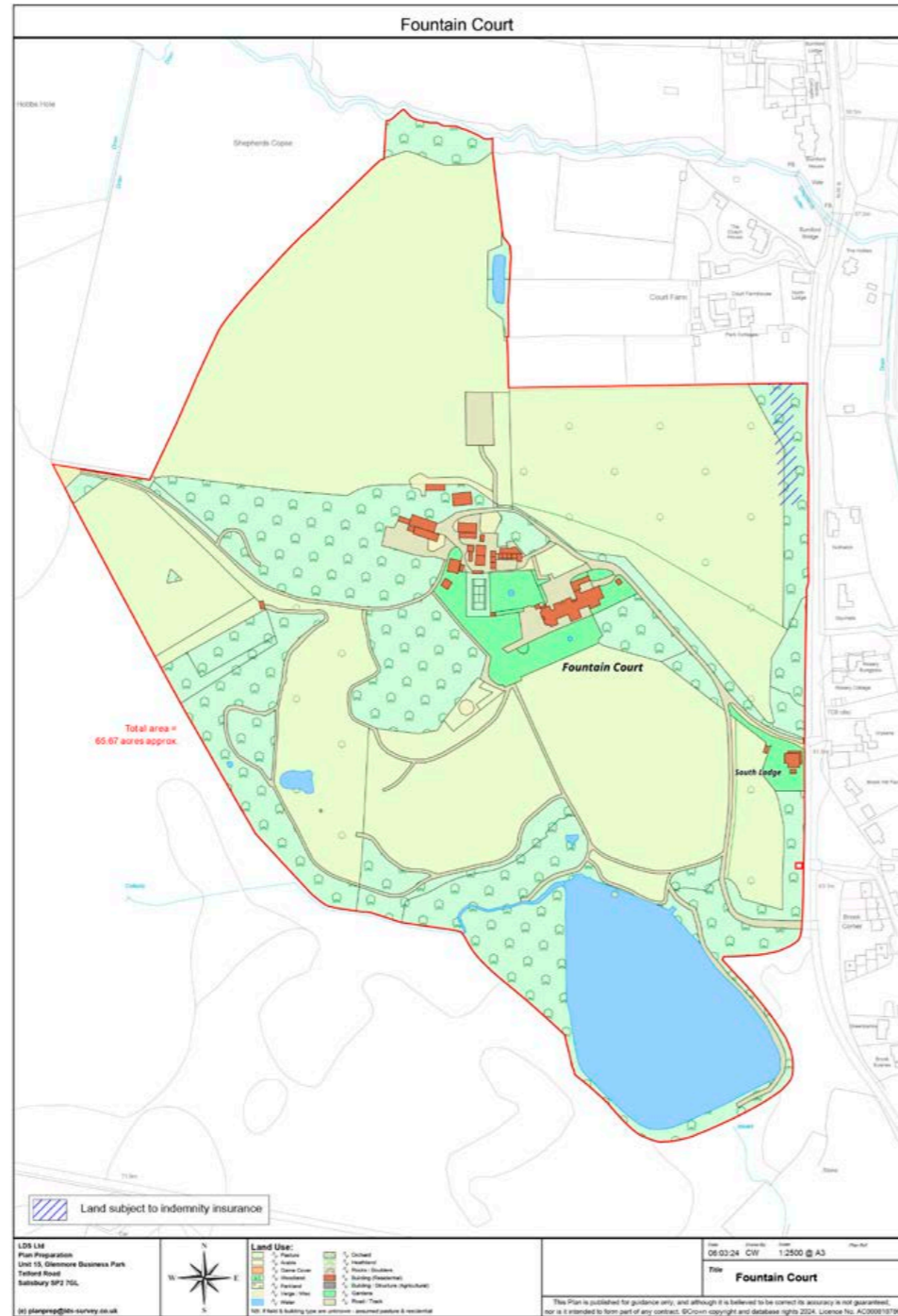
The view from the house, unchanged since the house was built, is dominated by a five acre, well stocked lake which has a large boat house, and island hide designed to encourage a wide variety of birds to the area. The lake has been dredged by the current owners and is fitted with an ecological flood control system designed to protect against a 1000 year flood event. There is a wonderful lakeside walk.

The Grounds

Fountain Court sits in the middle of about 65 acres of gardens, paddocks and forest surrounded by a security/deer fence. There are no rights of way across the land. The grounds are stocked with specimen trees. There are 5 heated greenhouses, making Fountain Court self-sufficient in vegetables, as well as honey and eggs. The timber from the estate provides nearly all the requirements for firewood, fencing, floorboards, gates and general maintenance.







Property information

Tenure: Freehold.

Services: House: Mains water and electricity. Private drainage. Oil fired central heating. 29 extension telephone system including broadband. Paging system. State of the art security system.

An upstairs and downstairs Bang & Olufsen sound system linked to all the main rooms. South Lodge: Mains water and electricity. Private drainage. Oil fired central heating.

Local Authority: New Forest District Council. Tel: 023 8028 5000.

Council Tax Band: House Band H. South Lodge Band D

Postcode: SO43 7JB

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

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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