



THE ROOKERY

Beaulieu, Hampshire



AN EXCELLENT COUNTRY HOUSE IN A HIGHLY SOUGHT-AFTER LOCATION ON THE BEAULIEU RIVER WITH DIRECT WATER ACCESS

Summary of accommodation

Entrance hall | Kitchen | Dining room | Sitting room | Billiard room | Study | Utility room | Cloakroom

Principal bedroom with adjoining shower room | Four further bedrooms, two with adjoining shower rooms | Family bathroom

Swimming pool with pool house | Double garage | Outbuilding with cloakroom and two rooms above | Greenhouse | Various stores

In all about 1.86 acres

Distances: Brockenhurst 7 miles (London Waterloo from 1 hour 35 minutes), Lymington 7.2 miles, Winchester 24 miles
(All distances and times are approximate)

SITUATION

The New Forest is a deeply historic area, which is largely unchanged since pre-Norman times and was granted royal protection by William the Conqueror in 1079 as a royal hunting area. The Forest now has protected status as a National Park and extends to over 100 square miles made up of beautiful open heath and woodland over which there is superb walking and riding.

The property is on the southern fringes of the Forest and occupies a glorious, elevated position overlooking the Beaulieu River.

Nearby is the historic 13th century village of Beaulieu which forms the heart of the protected Beaulieu estate which was created during the time of Henry VIII and belongs to the Montagu family. There is a picturesque traditional high street with a general store, post office, gift shops, and cafés. There is also a bistro, pub and restaurant at The Montagu Arms Hotel.

Further afield are the centres of Lymington and Brockenhurst. Lymington is a renowned sailing centre with deep water marinas and active sailing clubs. The Georgian high street offers a wide range of shops, cafes, pubs, and restaurants. Brockenhurst also has a range of independent shops, as well as a well-regarded sixth form college and mainline railway station offering direct services to London Waterloo in approximately 90 minutes.

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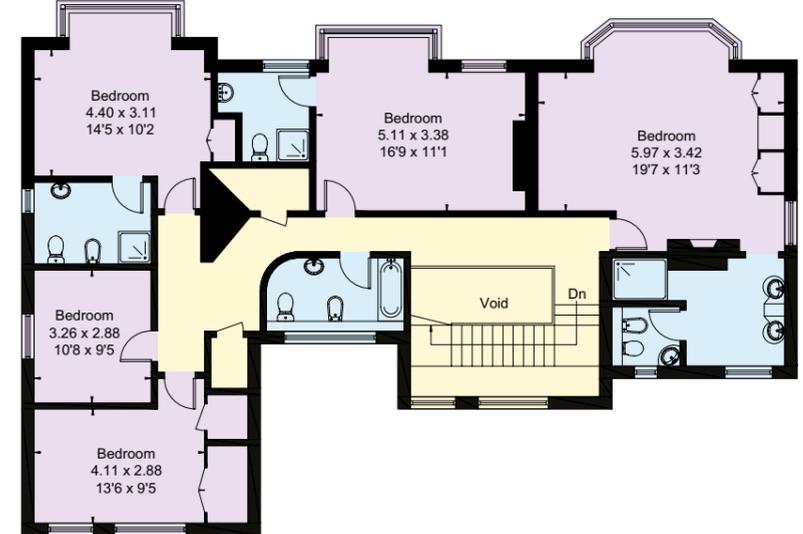
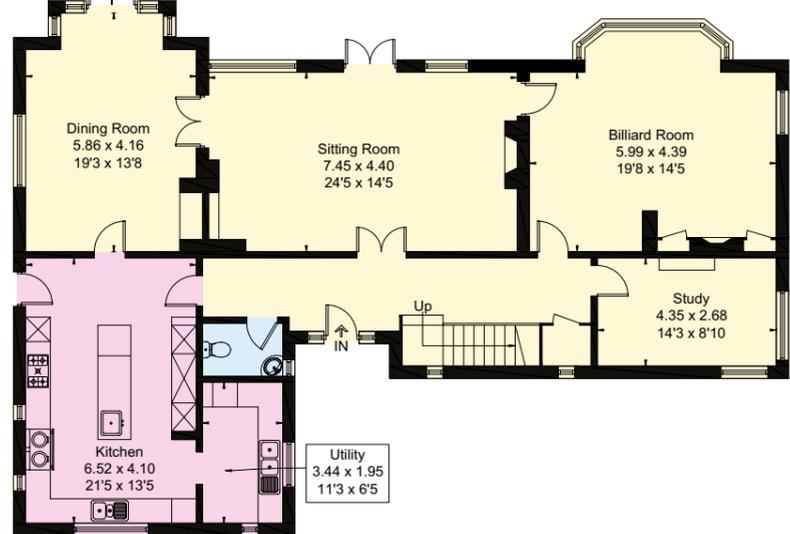
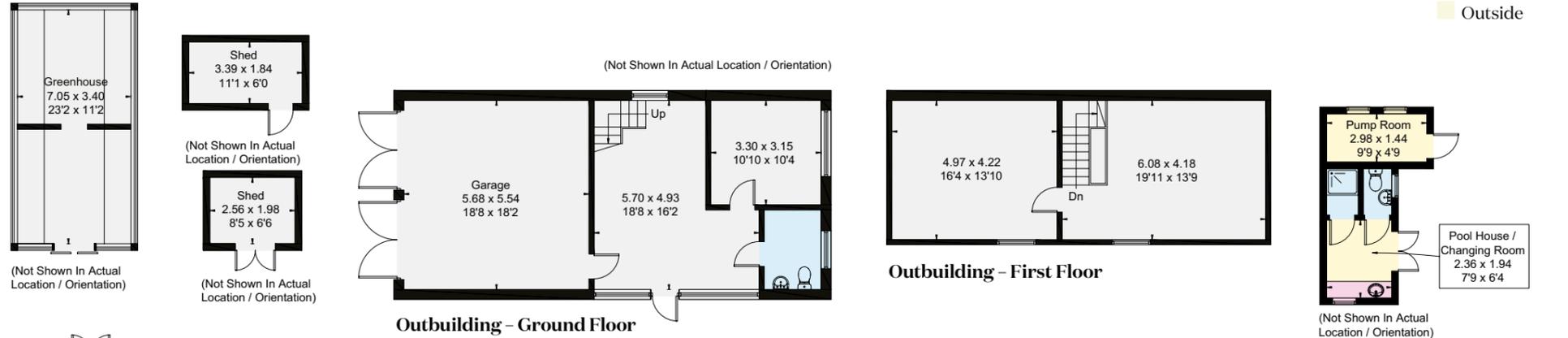
Superbly located at the beginning of Dock Lane, a highly coveted private road. The Rookery sits in 1.86 acres of land and has a long gravel driveway. The house was built in 1909 and has charming period features, such as Crittall windows and open fireplaces. There are well proportioned reception rooms including a sitting room and billiard room overlooking the water. The kitchen was extended by the current owners and has a useful adjoining utility room.





The dining room occupies a wonderful position in the house, perfect for entertaining. There is also a study and cloakroom on the ground floor. Upstairs there is a wonderful principal bedroom with an adjoining shower room. There are four further bedrooms, two of which have adjoining shower rooms and a family bathroom.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Area = = 317.6 sq m / 3419 sq ft
 Outbuildings = 155.2 sq m / 1670 sq ft
 Total = 472.8 sq m / 5089 sq ft (Excluding Void / Shed)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

GARDEN AND GROUNDS

The garden is mainly laid to lawn with a fabulous south-facing terrace leading off the main reception rooms. There is a swimming pool and pool house perfect for summer days. There are stone steps leading down to the garden, through a gate there is access to a footpath which leads into the village and through a secure gate there is a further lawned area and the jetty with direct access to Beaulieu River.

There is a large outbuilding which was once used as a cottage, with an open plan room on the ground floor, a cloakroom and above two rooms. There is also a double garage.

PROPERTY INFORMATION

Services: Private drainage, mains water and electricity. Gas fired central heating.

Postcode: SO42 7YH

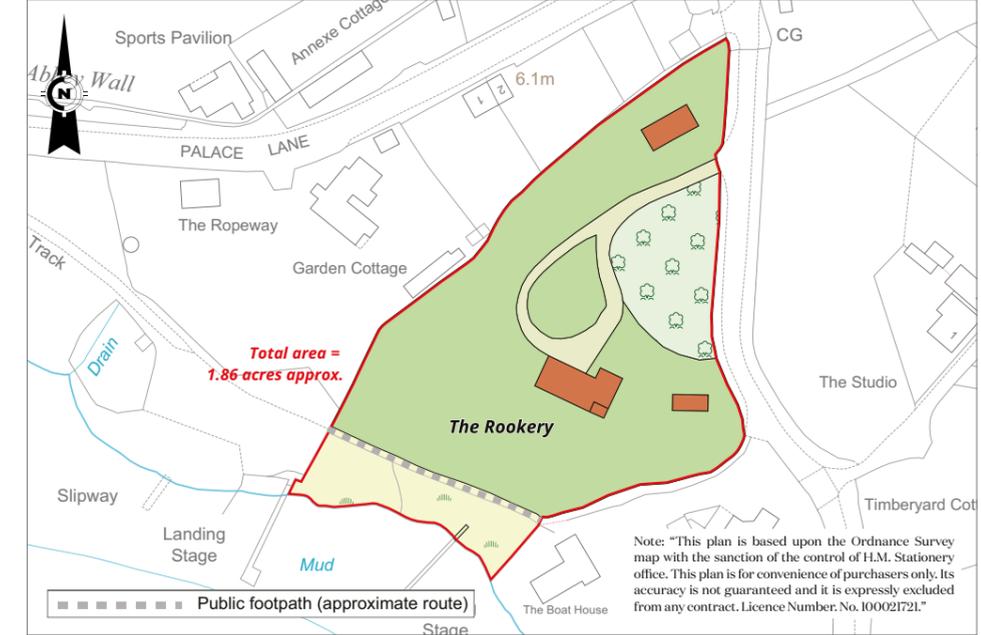
What3words: ///slap.pumpkin.fuses

Tenure: Feehold

Local Authority: New Forest District Council

Council Tax: Band H

EPC Rating: F



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