

Eyeworth Lodge

Hampshire



A substantial country house set in wonderful gardens and grounds, with two separate cottages, leisure and equestrian facilities, significant outbuildings and direct access onto the New Forest National Park

Eyeworth Lodge, Fritham, Lyndhurst, Hampshire SO43 7HJ

Bramshaw 2.8 miles, Fordingbridge 8.3 miles, Lyndhurst 8.4 miles, Salisbury 14.7 miles, Southampton 15 miles, with airport and mainline station (London Waterloo 70 minutes), Winchester 22 miles, Bournemouth 27 miles

- Features:**
- Main house:** Drawing room | Sitting room | Dining room | Conservatory
Study | Music room/study 2 | Open plan family and breakfast room
Kitchen with Aga and walk-in larder | Large boot room | Large utility and boot room | Second utility room/workshop | Significant basement
Principal bedroom with large dressing room and en suite bathroom
6 Further bedrooms | 3 Further bath/shower rooms | Hobbies room
- Cottage 1:** Sitting room | Kitchen | 2 Bedrooms | Bathroom
- Cottage 2:** Sitting room | Kitchen | Bedroom | Bathroom
- Leisure:** Enclosed outdoor heated swimming pool with pool house complete with kitchenette, shower room and plant room
All weather synthetic grass surface tennis court
- Equestrian:** Competition manège with sand/silica all weather surface | 5 Loose boxes – one with viewing platform | 4 Paddocks and 2 field shelters
- Outbuildings:** Garaging for 5 cars and ample parking | Significant two storey barn offering a multitude of uses | PV solar panels
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About 8.39 acres in all



The property

Eyeworth Lodge is a substantial country house offering over 8,000 sq ft of family living space and presented throughout in a most stylish and elegant manner. The accommodation is set over three expansive floors with most of the rooms boasting delightful views across the gardens and forest beyond.

Whilst there are some lovely period features such as sash windows, exposed beams to the older part of the property, working fireplaces and recessed lighting, the house now benefits from some significant eco credentials following the installation of a ground source heat pump in 2021 and a significant solar PV array in 2022 (further details are available upon request).

Upon reaching the front door beneath an attractive wooden porch, one enters a bright and welcoming entrance hall, off which are doors to the double aspect sitting room with two bay windows, marble surround fireplace and French doors to the terrace. Adjacent is the drawing room with exposed oak beams, large bay window, open fire, wooden surround and alcoves to either side. With access from the hall and the drawing room two steps lead down to the dining room that includes a corner fireplace with decorative tile surrounds. Glazed doors lead from the dining room through to the doubled glazed conservatory where one can look across the gardens and over to the forest and step out onto the sun terrace.

The kitchen is made up of painted wood wall and base units, part beech and part granite worktop, central island unit with seating for four, double stainless steel sink, fridge freezer, Aga and Miele appliances including an electric conduction hob, a large modern fan oven and an integrated steam oven. The large walk-in larder at the end of the kitchen provides further storage and space for a full size fridge, a full size fridge freezer and a chest freezer. A door from the kitchen leads to a back hall and boot room with plenty of coat and boot storage space, WC and basin.

From the family/breakfast room is the large utility and boot room with space and plumbing for washing machine and tumble dryer, storage, double butler sink and steps down to the basement. The large utility and boot room leads on to the second utility room / workshop which has further storage cupboards, wrap around worktop and butler sink.

The significant basement is over 1,000 sq ft and was installed by a previous owner, a wine importer, as a wine cellar. The basement includes a professional wine lift to raise and lower cases of wine from the terrace and integrated fan ventilation to aid long term wine storage.

Stairs from the entrance hall, and from the family/breakfast room, lead to the first floor. The principal bedroom faces south over the gardens and west over paddocks and leads on to the first dressing room with a wall of fitted wardrobes and cloakroom. Beyond is a beautifully fitted bathroom with standalone bath, double sink with cupboards, and separate double fully tiled shower cubicle. From here, a door leads to a second dressing room and further doors lead to the north roof terrace and also to the hobbies room that has wood flooring, stairs to the accessible attic area, and a further door that provides external access to an exterior staircase back down to ground level.

Bedrooms 2 and 3 have fitted wardrobes and French doors to balconies taking advantage of the southerly aspect and views over the formal garden and paddocks. Bedroom 4 is to the front of the house. These three bedrooms have access to a family bathroom, cloakroom and shower room. From the first-floor inner landing are double doors to the north roof terrace. Stairs lead up to the second floor landing with exposed beams. There are three double bedrooms all with built in storage and a separate family bathroom.





Gardens and grounds

The property is approached via electric wooden gates with a gravel drive continuing to a turning circle to the front of the house and secondly to the stable yard where there is ample parking for numerous vehicles. The terrace to the south of the property leads to a formal lawn and herbaceous border and further leads to a lawn with a large productive apple tree, espalier trees and the all weather synthetic grass tennis court beyond. The enclosed paved swimming pool is heated via an air source heat pump and has a pool house complete with outdoor and indoor showers, kitchen, cloakroom and changing area.

On the north side of the house is a large walled terrace, designed to be ideal for outdoor entertaining. There are two decorative wood stores with outside lighting and a path leading to the kitchen garden. This has raised vegetable beds, soft fruit bushes and mature fruit trees. There are two glass houses with power for heating and lighting and multiple water access points. Beyond the glass houses are further fruit trees and a brick built potting shed with lighting and storage cupboards. A stream runs through the southern part of the grounds with a bridge between the two largest paddocks.

The property enjoys direct access to the New Forest National Park offering lots of opportunities for riding, walking and other recreational activities.

Equestrian

The stable yard consists of five loose boxes (one with viewing platform) with covered courtyard and a large workshop / tack room with drying room and stairs to a significant loft space. In addition there is a smaller workshop and open bay garaging for five cars.

There is a very good manège with sand/silica all weather surface and this whole area can be accessed via a spur from the drive with its own turning circle. There are four paddocks and two field shelters and all paddocks are securely enclosed by a combination of post and rail/wire fencing and mature hedgerows.





Cottages

There are two semi-detached cottages adjacent to the main house. Latchworth Cottage with kitchen, reception room, 2 bedrooms and bathroom. Eyeworth Cottage with kitchen, sitting room, bedroom, bathroom and walk in wardrobe.

Brief history

The site has its origins in the Domesday book when it was a royal hunting lodge but the present house dates back to the 17th century when it became part of the Schultze Gunpowder Factory.

Location

Fritham is a charming village in the New Forest with wonderful walks, riding and a popular pub (The Royal Oak). Bramshaw has a village store and boasts two championship golf courses and Landford has village store and a post office. Romsey and Southampton have wide ranges of shops and entertainment. Despite its rural and peaceful setting, the M27 is under 5 miles away giving easy access to the south coast and the M3 to London. Bournemouth and Southampton Airports have national and international flights. Southampton Airport Parkway rail station (about 14 miles) has trains to London Waterloo taking approximately 70 minutes.



Directions (SO43 7HJ)

What3Words ///uppermost.former.thorax
From Junction 1 M27 take the B3079 through Brook. After 1.3 miles take a slight left onto Roger Penny Way (B3078). After 1.5 miles turn left and then right after 0.8 miles. Continue into the village Fritham, passing the Royal Oak pub on the right. Take the right fork and continue along the lane where there is a sign saying Houses Only, No Through Road. Eyeworth Lodge gates will be found on the left hand side.

General

Tenure: Freehold

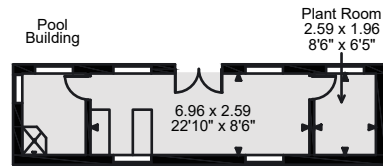
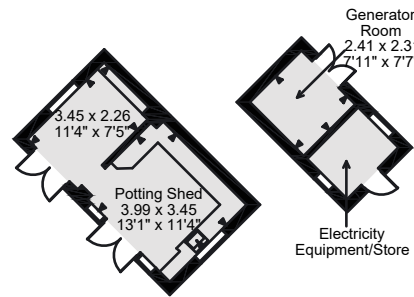
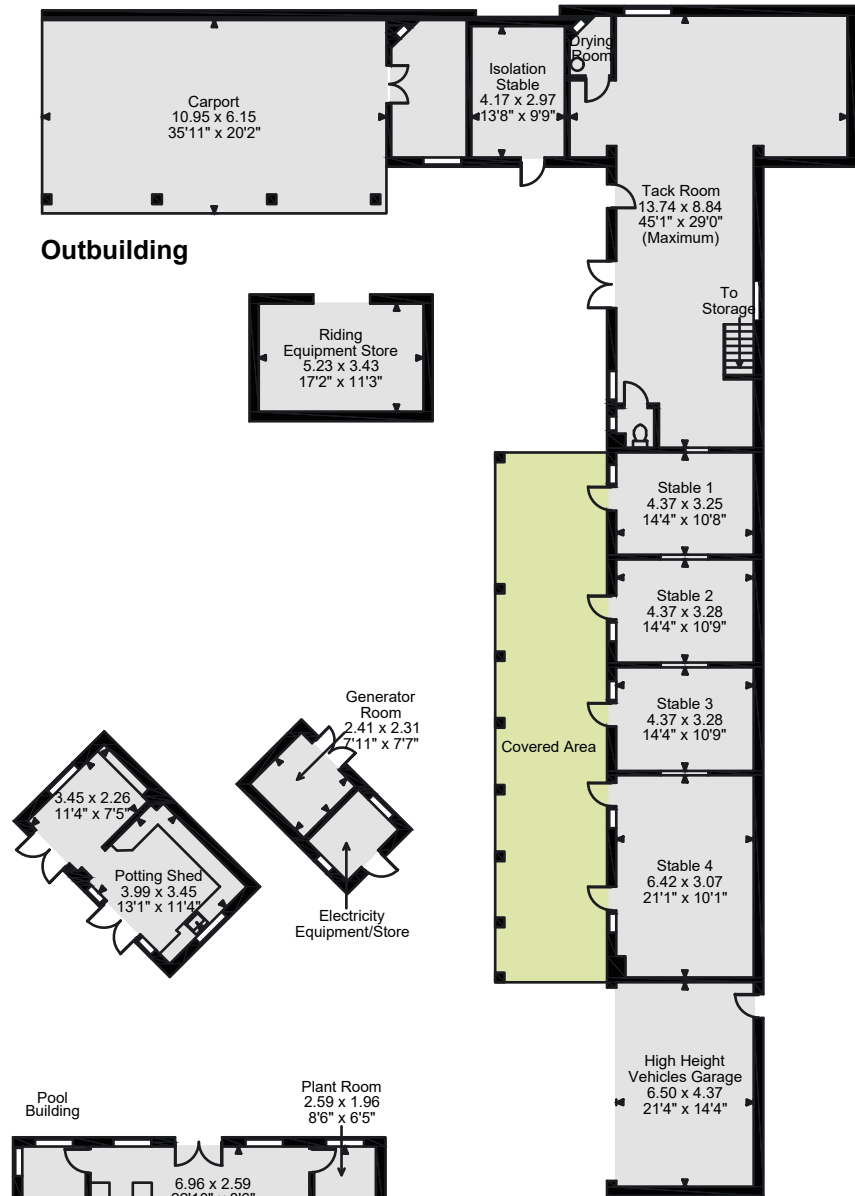
Local authority: New Forest District Council

Council Tax Band: Eyeworth Lodge: Band H

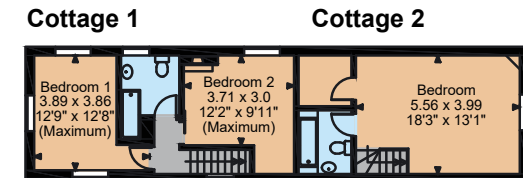
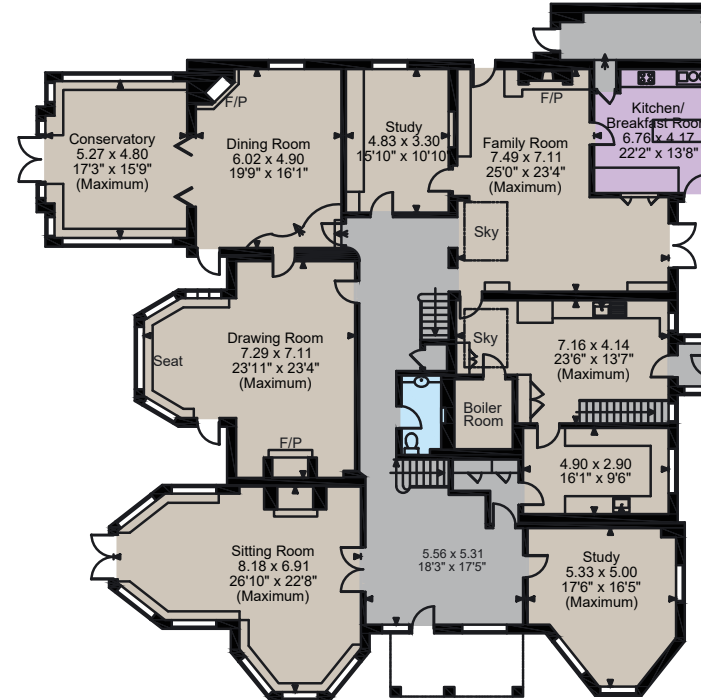
EPC: Eyeworth Lodge: B, Eyeworth Cottage: E, Latchworth Cottage: E

Services: Mains water and electricity, heating via ground source heat pumps. 30kW solar pv array and x2 10kW batteries. Pool heating via air source heat pump. LPG for Aga. Private drainage (we are unaware whether this complies to the current regulations). 900MB Fibre broadband, CAT6 Ethernet and extensive internal and external WiFi coverage.

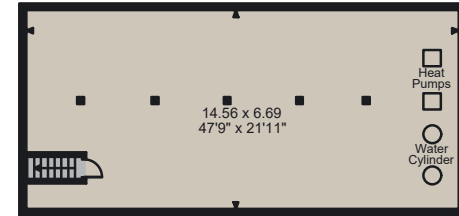
Guide Price £4,750,000



Eyeworth Lodge, Fritham, Lyndhurst
Main House internal area 9,201 sq ft (855 sq m)
Carport internal area 725 sq ft (67 sq m)
External Room internal area 193 sq ft (18 sq m)
Cottage 1 internal area 792 sq ft (73 sq m)

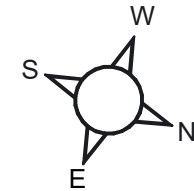


Cottage 2 internal area 807 sq ft (75 sq m)
Generator Room, Electricity Eqt./Store internal area 108 sq ft (10 sq m)
Pool Building and Potting Shed internal area 551 sq ft (52 sq m)
Stables/Tack Room internal area 2218 sq ft (206 sq m)
Total internal area 14,595 sq ft (1,356 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height

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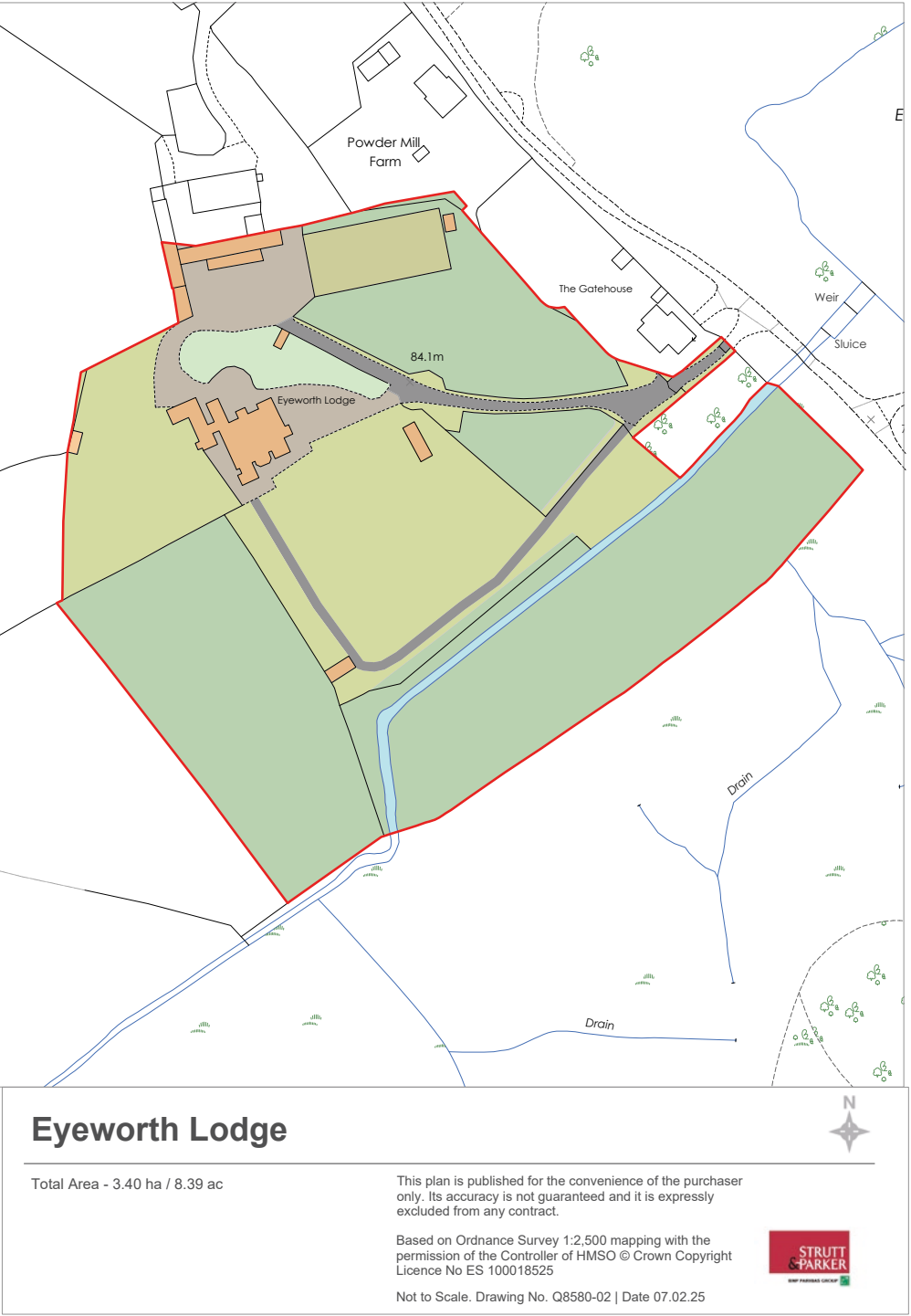
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