Lister Tower,
Fritham, Lyndhurst
Strutt
&Parker
Land and property. Since 1885.

3 reception rooms | 4 bedrooms | 4 bathrooms | 3.8 acres
A further 5.2 acres available by separate negotiation
Freehold | Rural | 2,885 sq ft

Guide price £1,750,000

An incredibly striking four-storey water tower offering contemporary living space, with separate modern annexe and excellent equestrian facilities

The property

Lister Tower is a magnificent award winning architect-led converted water tower; the property has been comprehensively refurbished by the present owners and now offers a wealth of bright, airy and stylish accommodation in a highly regarded New Forest village setting. The detached property features handsome brick elevations, original features and stunning views that seamlessly incorporate the impressive four-storey original tower into a contemporary single-level property with outstanding living spaces.

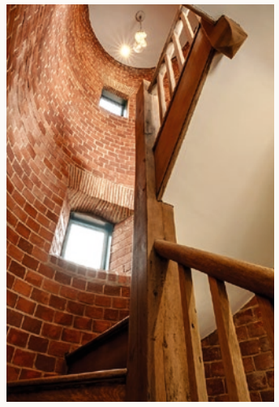
The main entrance is via the tower, which has a welcoming reception hall with Fired Earth tiled flooring and original arched doorways. The curved oak staircase leads to the upper levels of the tower, where there is splendid space in which to relax, including a bedroom on the first floor, a sitting room on the second floor and a bathroom on the third floor, showcasing a William Holland nickel-plated free-standing bathtub. Each level has attractive wooden flooring, exposed brickwork and far-reaching panoramic views across the surrounding landscape.

From the main hallway, one walks through to the single-level layout, commencing with the fabulous and bright 34ft kitchen and breakfast room, which adjoins the tower and features a vaulted ceiling with exposed timber eaves, full-height glass opening and bi-folds to the walled garden. The kitchen area features bespoke contemporary kitchen units, a fully electric AGA, a large island with a breakfast bar and a dining table with built-in banquette seating. The flow of space leads you through to the stylish and generous sitting room with a ceiling lantern skylight and large windows welcoming plenty of natural light, plus a modern feature fireplace.

Two bedrooms are also found on the ground floor, including the luxury principal bedroom with its en-suite bathroom and dressing area. The second bedroom also benefits from an en-suite shower room. Both bathrooms fitted with Lusso stone sanitaryware.

Modern annexe

Situated just across the drive from the tower is a detached annexe providing modern self-contained accommodation for guests or family members. It includes an open-plan kitchen and sitting room, a double bedroom/office and a shower room.



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Outside

Lister Tower is approached through secure electric gates to a private driveway, surrounded by landscaped gardens, that provide extensive parking for cars and horse lorries; leading to the secure barn-style stores/workshop. The ground floor accommodation is centred around peaceful walled gardens with patio seating areas for al fresco dining, set against mature and elegant planting.

Leisure & Equestrian

From the main driveway is a hard surfaced track that leads to the paddocks, stabling, arena and the Shepherds hut. The Shepherd's hut is beautifully finished and provides a peaceful retreat throughout the seasons, with subtle lighting and underfloor heating.

The first area of paddock land is carefully set out for all year-round use, with a number of sections enclosed by posted fencing, with horse shelters and storage barns for hay and machinery. The track continues through to the all-weather arena.

The 5 loose box stabling is of a very high-quality steel construction and is purpose built. By separate negotiation, and just across the quiet village lane, is a stand-alone paddock of about 5.2 acres offering excellent grazing and is enclosed by a combination of post and rail fencing and mature hedgerows.

Endless road-free outriding is available with direct access to the New Forest. Additionally, the property comes with Forest Rights of Common of Pasture and Mast, allowing for the turning out of ponies, donkeys and livestock on the New Forest.

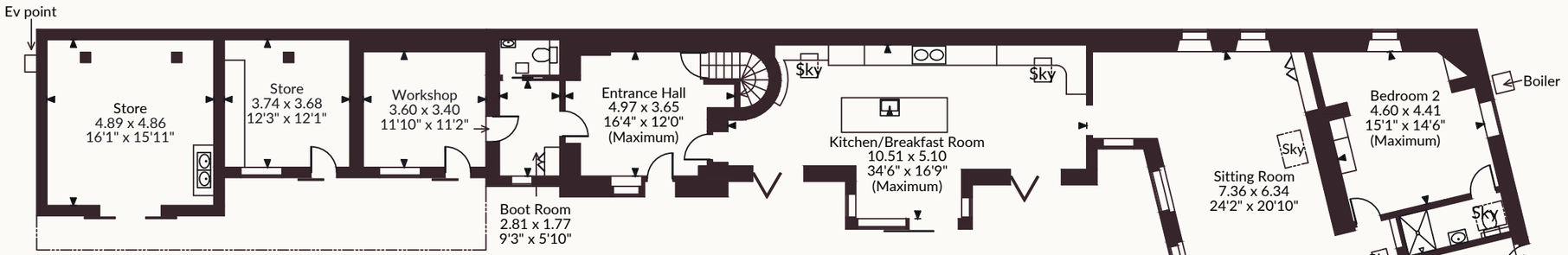
Location

Lister Tower is situated in the heart of the New Forest village of Fritham, surrounded by beautiful heathland and woodland within the New Forest National Park. Lyndhurst, approximately 8 miles away, provides a good range of shops, restaurants and everyday amenities, while the market towns of Romsey and Ringwood offer more extensive selections of facilities. The cathedral city of Salisbury lies around 15 miles to the north, offering a wealth of cultural attractions, shopping and excellent schooling. Fast rail services are available from Southampton Airport Parkway (less than 20 minutes away), with direct connections to London Waterloo in under 70 minutes.

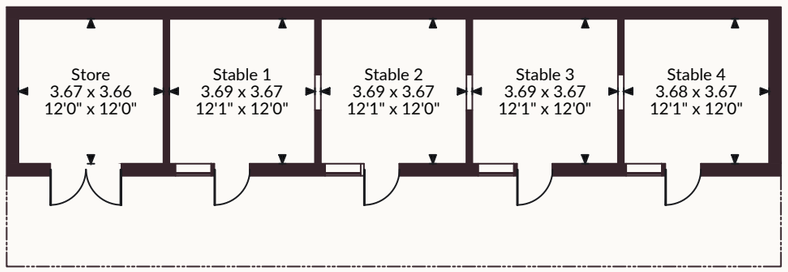
The surrounding area provides superb recreational opportunities, including walking, cycling and riding across the New Forest, sailing from Lymington, and horse racing at Salisbury and Goodwood Racecourses. Southampton and Bournemouth are also within easy reach, offering airports, coastal leisure and access to the wider motorway network.

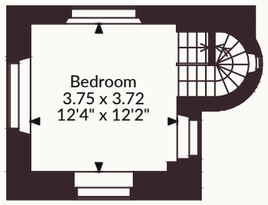
Lister Tower Fritham, Lyndhurst

Main House internal area 2,377 sq ft (221 sq m)
Annexe internal area 508 sq ft (47 sq m)
Outbuilding internal area 1,794 sq ft (167 sq m)
Total internal area 4,679 sq ft (435 sq m)

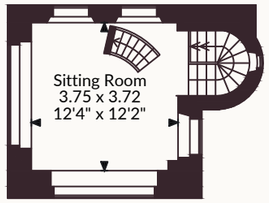


Ground Floor

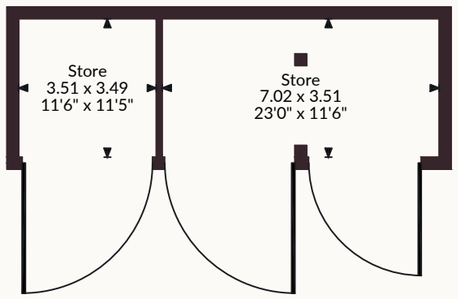


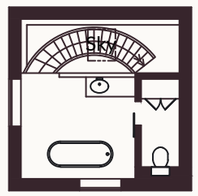


First Floor

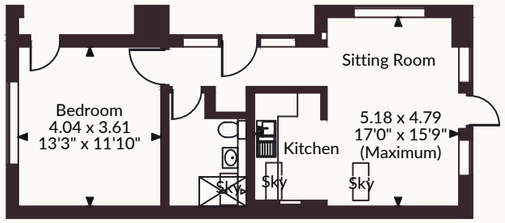


Second Floor





Third Floor



Annexe

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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General

Local Authority: New Forest District Council
Services: Mains electricity and water. Private drainage
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/
Council Tax: Band G; Band A
EPC rating: Main House: D; Annexe: B
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not
Tenure: Freehold

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