



# MARL HOUSE

BURLEY • HAMPSHIRE • BH24 4DD





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A SUBSTANTIAL NEO-GEORGIAN COUNTRY HOUSE SET IN AN ELEVATED POSITION WITH FINE VIEWS OVER LANDSCAPED GROUNDS AND ORNAMENTAL LAKE, WITH PADDOCKS AND WOODLAND IN ALL EXTENDING TO ABOUT 9.7 ACRES

## ACCOMMODATION

RECEPTION HALL • DRAWING ROOM • DINING ROOM • STUDY/LIBRARY • FAMILY ROOM  
KITCHEN/BREAKFAST ROOM • CLOAKROOM • GAMES ROOM / POTENTIAL FLAT  
MASTER BEDROOM WITH DRESSING ROOM AND EN SUITE BATHROOM  
GUEST SUITE WITH HIS & HERS BATHROOMS • 2 FURTHER BEDROOMS; BOTH WITH EN SUITES  
SECOND FLOOR HOME OFFICE / BEDROOM 5 • UTILITY ROOM WITH WINE CELLAR AND GUN ROOM  
CONSERVATORY • INDOOR POOL COMPLEX WITH SAUNA AND CHANGING ROOM • GARAGE  
STABLE BLOCK WITH BARN AND WORKSHOP • TENNIS PAVILION / GARAGING / STORE  
TENNIS COURT • SAND SCHOOL • WOODLAND • AWARD WINNING LANDSCAPED GARDENS  
PADDOCKS • IN ALL EXTENDING TO ABOUT 9.7 ACRES

EPC = D

BURLEY VILLAGE 0.5 MILES, A31 2.2 MILES, LYMINGTON 11.5 MILES, RINGWOOD 4.5 MILES, BROCKENHURST 9.2 MILES  
(LONDON WATERLOO FROM 1HR 35 MINS), SOUTHAMPTON AIRPORT PARKWAY 20.5 MILES (LONDON WATERLOO FROM 1HR 5 MINS),  
WINCHESTER 27 MILES, LONDON 94 MILES – HEATHROW 76 MILES  
(ALL MILEAGES AND TIMES ARE APPROXIMATE)



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## SITUATION

Marl House is situated within the popular New Forest village of Burley surrounded by some of the most beautiful countryside the New Forest has to offer, as well as enjoying direct forest access. The village of Burley has an excellent range of local facilities including a post office, selection of boutique shops and several pubs. There is a well regarded primary school in the village and the property is also well placed for a number of private schools. The house offers good access to the South Coast with its fine beaches and in addition the popular sailing in the Solent. The market town of Ringwood is approximately 6 miles away. Lymington is 11.5 miles away and is a renowned sailing hub, with a regular ferry service to the Isle of Wight.

## DESCRIPTION

Marl House is a fine country house set in an elevated position with attractive southerly views over its fabulous grounds. The accommodation works well for family living, including a fitted kitchen/breakfast room with a large skylight making for a light and bright room. There is a range of floor and wall mounted units including cupboard and drawer sections and work surfaces over. This room is ideal for all families sizes and enjoys

attractive views over the formal gardens. The reception rooms include a magnificent drawing room with its feature fireplace and windows overlooking the grounds. The other reception rooms include a library and a formal dining room, which is accessed off the reception hall with double doors, making it ideal for entertaining and large gatherings. There is a family room off the kitchen/breakfast room which provides, a practical space for everyday living.

From the reception hall a large staircase rises to the first floor galleried landing. The master bedroom suite has a dressing room and en suite bathroom. On this floor there is a guest bedroom suite with 'His & Hers' bathrooms, and 2 further en suite bedrooms. On the second floor there is a large home office with bespoke furniture, which could equally be a 5th bedroom.

The rear hall at ground floor level leads to the indoor swimming pool complex with its attractive conservatory style roof and swimming pool with large expanse of terracing around, creating a fabulous space for relaxing and recreation. There is a dressing room and 2 shower rooms off the pool area, along with sauna and bar area.

The rear entrance hall staircase leads to the games room at first floor level. This was originally a 1-bedroom apartment and could easily revert to this use if required, and would suitable for an au pair or annexe accommodation.

## OUTSIDE

The property is approached through electric gates and a sweeping gravel driveway which meanders through the grounds and culminates at the Italianate courtyard, and with a parking and turning area immediately in front of the formal garaging. The property has further parking beyond the house.

The award winning grounds, which were designed by Sarah Eberle, have been well thought through and are immaculately presented, and include a large ornamental lake stocking a variety of aquatic plants and fish. Set within the gardens are a large number of mature oaks as well as other maturing specimen trees, plants and shrubs, which gives Marl House a real park-like setting.

















To the rear of the property is a large area of light woodland which has a gated right of way for walking and riding with direct access into open Forest off Castle Hill. There is a fenced and floodlit manège/sand school and tennis court, and a purpose built pavilion/garaging/barn complex. The pavilion, with electrically operated roller shutters, could be used for storing cars and has previously been used to store a helicopter.

To the west of the property and accessible via the parking area are a number of loose boxes, with electricity connected, incorporating a tack/feed/rug room. There is a sand school and attractively maintained post and rail paddocks. Below this area is the hard outdoor tennis court. In all, the land associated with Marl House extends to approximately 9.7 acres and provides the ideal set up for equestrian enthusiasts.

**ACCOMMODATION** See floor plans.

**TENURE** Freehold

**SERVICES** Mains Gas Electric and Water. Private drainage. Broadband available.

**LOCAL AUTHORITY** New Forest District Council.

**OUTGOINGS** Council Tax Band H.

#### **ENERGY PERFORMANCE**

A copy of the full Energy Performance Certificate is available on request.

**POSTCODE** BH24 4DD

**VIEWING** Strictly by appointment with Savills.

#### **DIRECTIONS**

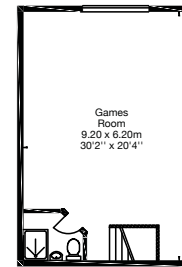
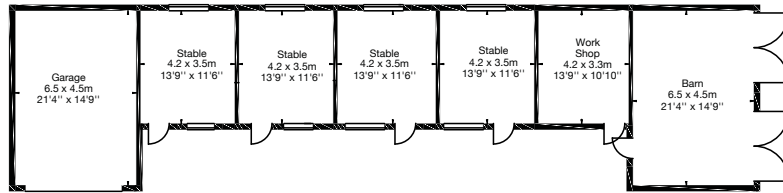
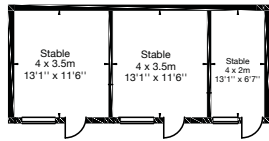
From London: Proceed west and follow the M3 past Basingstoke and Winchester, joining the M27 at Junction 14, signposted M27 (West). Continue on the M27 and onto the A31 past Minstead and signs to Emery Down. At Picket Hill Services leave the A31. Continue for approximately 2 miles towards Burley and at the bottom of the hill opposite Long Mead Road the entrance to Marl House can be found on the right-hand side. From Winchester: Proceed in a southerly direction, joining the M3 at Junction 11 and follow the directions as above.









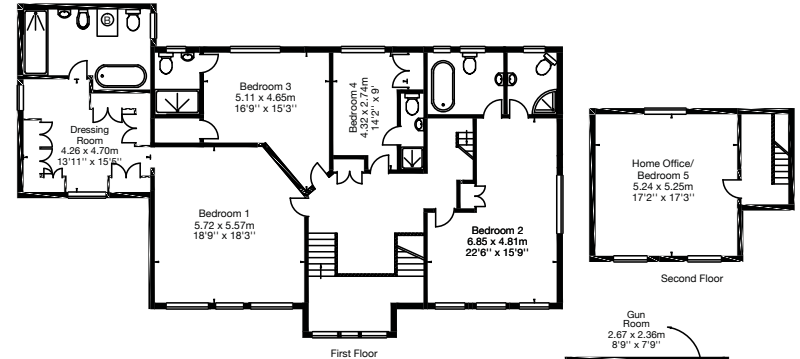
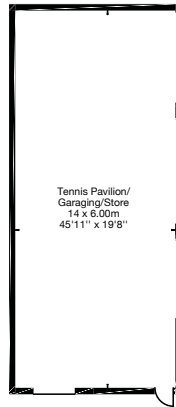


Marl House,  
Burley Street,  
Burley,  
Ringwood,  
Hampshire, BH24 4DD  
Approx. Gross Internal Area  
9403 Sq Ft - 873 Sq M  
(Including Swimming Pool)

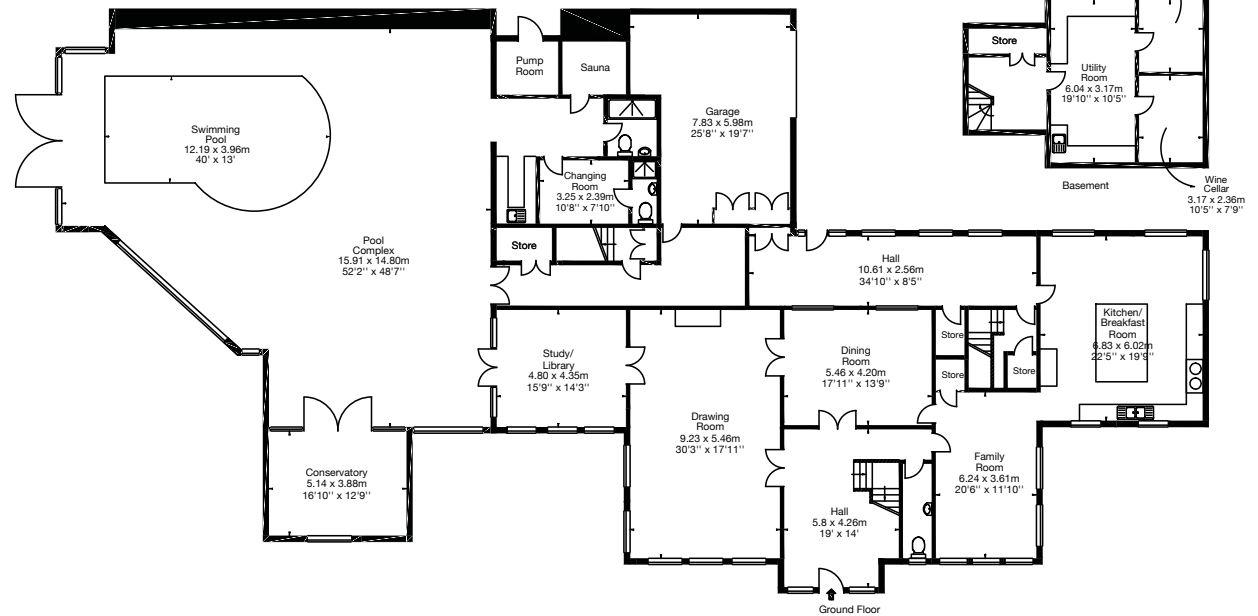
Out Buildings  
Approx. Gross Internal Area  
2340 Sq Ft - 217 Sq M



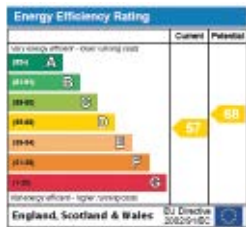
First Floor



First Floor



Ground Floor



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