



Pound Farm, Pound Lane, Burley. BH24 4EE

16 High Street, Christchurch Dorset BH23 1AY

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Signature Homes



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In our view.... Pound Farm offers a rare and unique opportunity to purchase a stunning rural farmhouse estate including a barn conversion all set amidst three acres of pristine grounds incorporating paddocks, stables and an indoor pool complex.

Christchurch Town Centre – 7.8 miles Bournemouth Town Centre – 13.3 miles

Bournemouth Central Station (mainline London Waterloo) 16.3 miles

Southampton Town Centre 31.5 miles London Mayfair 94.7 miles





Location



Pound Farm is situated within the picturesque New Forest village of Burley, which is conveniently positioned on the south west fringes of the New Forest excellently situated for access onto main roads and motorway commuter links, whilst also being well placed for the South coast's stunning beaches and wonderful coastline. Within the village is a store, post office, primary school, church, golf club, doctor's surgery and a variety of public houses and eateries. Neighbouring Brockenhurst with its mainline railway station and reputable sixth form college is only a short drive away whilst the commercial centres of Bournemouth and Southampton with their regional airports and the cathedral cities of Winchester and Salisbury are all also easily commutable.

Accommodation



Pound Farm offers the opportunity to reside within a beautiful and substantial country estate, superbly equipped for those with equestrian interests. Internally this gracious home offers versatile and flexible accommodation, affording the opportunity of creating a self-contained guest or staff wing. Set amid landscaped and manicured grounds with feature ornamental fishpond, the property benefits from a large courtyard, with several garages, plus a luxury indoor pool complex. The private grounds total in excess of three acres, with direct access to the New Forest National Park gained from its private paddocks.

The spacious and versatile accommodation extends to close to 8000 sq ft. Boasting six double bedrooms, five bathrms, large bespoke luxury dining kitchen further formal dining room and generously proportioned sitting room with feature inglenook fireplace and large wood burning stove. Close to the main house is situated a thatched barn conversion offering flexible living accommodation.



Outside

The estate sits with 3 acres of landscaped gardens accessed via a pair of electric timber gates and a cattle grid leading to the brick paved courtyard, Pound Farm features extensive paddocks with direct access to the New Forest National Park and incorporates five stables plus additional tack room. There are a further six garages within the courtyard setting.

An attractive Scandinavian log cabin houses the indoor heated pool complex which leads to an extensive entertaining area.

Local Authority

Hampshire County Council

Viewing Arrangements

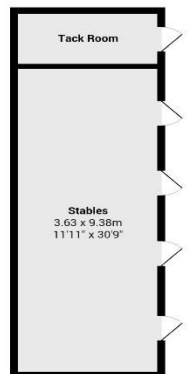
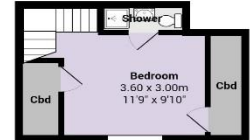
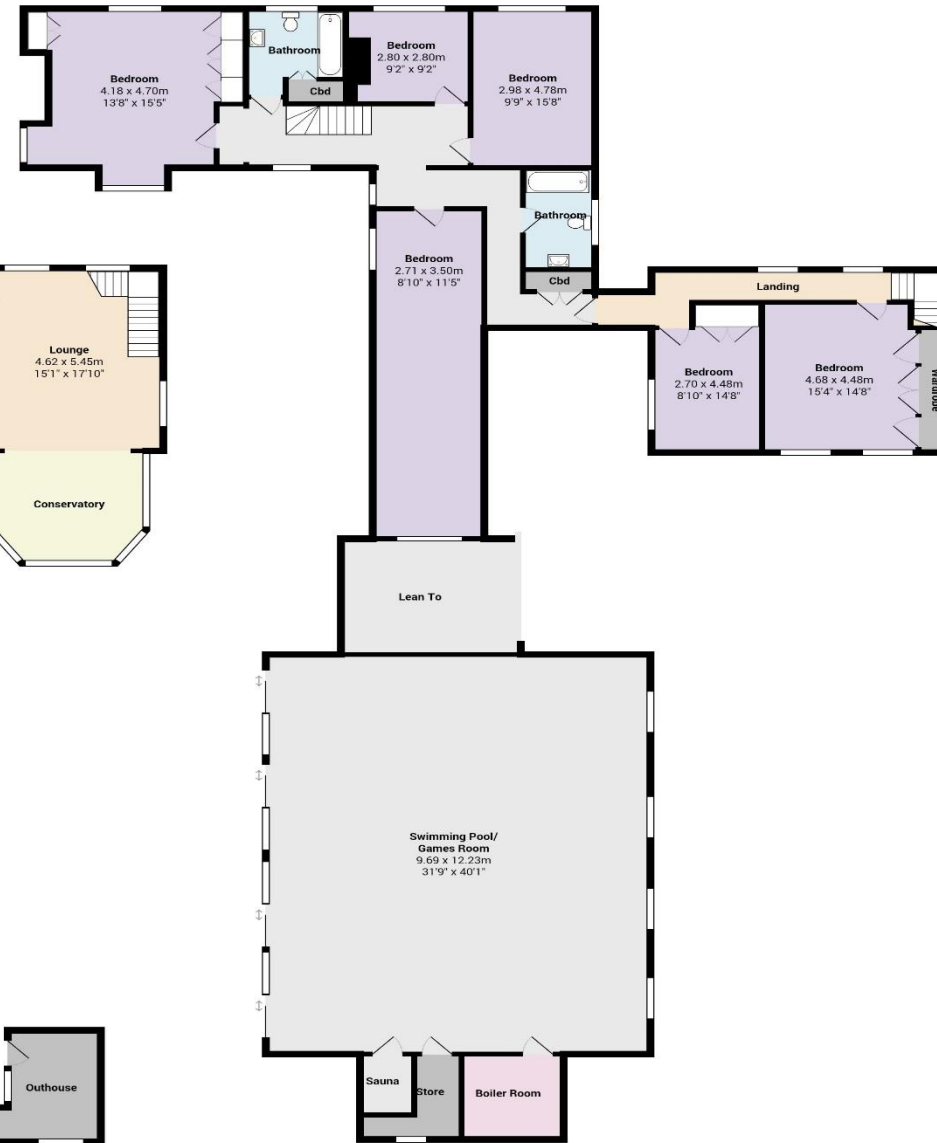
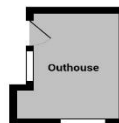
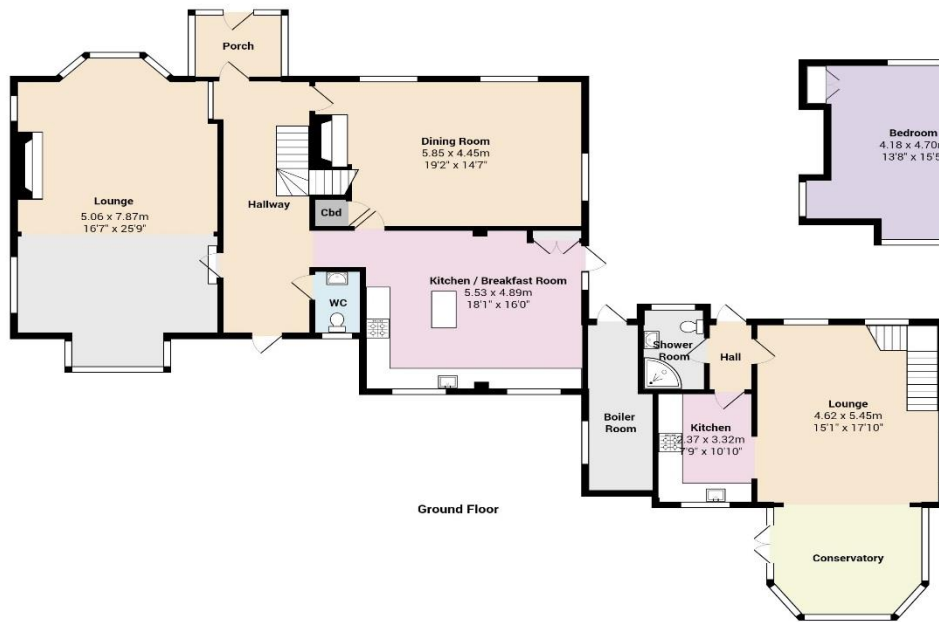
Strictly by appointment only.

Asking Price

Price on Application



Floor Plan
7,969 Internal SQ. FT
740.34 Internal SQ. M





Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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