

# New England Mansion

Region: The South East    Sleeps: 15

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## Overview

New England Mansion holds a wonderful location, nestled within a tranquil part of the beautiful South Downs National Park. Set just a five minute car journey from the Forest of Bere, with its excellent walking trails, and the characterful village of Wickham, there is plenty for guests to see, do and explore in the surrounding area.

The newly-built home has been designed in traditional New England style and has been finished with incredibly high attention to detail, boasting contemporary interiors and elegant furnishings throughout. New England Mansion can comfortably accommodate up to fifteen guests across its six beautifully-appointed bedrooms. On the ground floor is the main living accommodation which comprises of a bright drawing room with high vaulted ceilings, large windows and doors leading to the terrace, giving guests the opportunity to appreciate the countryside views. Also on this level, is a family room complete with a large L-shaped sofa and flat screen TV, the perfect spot to spend an evening curled up on the sofa watching a good film. The open-plan kitchen boasts all the tools a budding chef could possibly need and with its large island, dining table and terrace access, it makes the perfect space for the whole group to gather and discuss the highlights of the day!

The first of the bedrooms can be found on the ground floor, featuring a king-size bed and en-suite shower room, it makes a fantastic option for grandparents or those who struggle with mobility. Upstairs on the first floor are the remaining bedrooms, these include a twin room and two children's rooms, one with its own en-suite shower room and each with bunk beds sleeping three guests. The twin room and the second children's room share use of the luxurious family bathroom which boasts an opulent double ended copper bath. The second double room is on this level and features a king-size bed and en-suite shower room, this room has a sofa bed for two making it ideally set-up to be used as a family room. Lastly, there are bound to be discussions over which lucky guests stay in the beautiful master suite which boasts its very own balcony, dressing area and luxury en-suite bathroom. The real wow factor can be found on the lower ground floor where guests will find the large heated indoor pool and state of the art sauna and hot tub. Bi-fold doors lead out on to a second terrace, the perfect setting for a poolside barbecue.

Outside, guests will enjoy marvellous countryside views from the wraparound terrace, a fabulous venue for a spot of al fresco dining on a Summer's evening. The children will enjoy playing games on the large lawns and having fun with friends on the climbing frame and family-sized football pitch.

## Facilities



Villa • Coffee Machine • Wellness • Ground Floor Bed & Bath • Wi-Fi/Internet • Walking/Hiking Paths • Recommended • Easy By Train • Cots (Cribs) • Rural Location • Walk to Village • Private Pool • Table Tennis • Pool/Snooker • Instagrammable • Modern • Animal farm • Board games • Children's books • Climbing frame • Pool Safety Feature • Indoor Pool • Ideal for Babies & Toddlers • Ideal for Kids • Footballs • Ideal for Teens • Pets on Request • Hot Tub • Walk to Restaurant • Electric Car Charger • Satellite TV • Sauna/Steam • Outdoor Games • Working Fireplace/Woodburner • Heating • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## *Lower Ground Floor*

- Swimming pool with Bifold doors to terrace (9x4m)
- Sauna
- Hot tub
- Bathroom with shower
- Kitchenette with built-in fridge

## *Ground Floor*

- Drawing room with SKY TV & Netflix
- Family living room with comfy corner sofa, 90" TV with SKY & Netflix, playstation 4 with a selection of games, honesty bar area with fridge and doors to the terrace
- Playroom with corner sofa
- Fully-equipped kitchen with 2 x ovens, 1 x steam oven, built-in microwave induction hob, 2 x dishwashers, breakfast bar, Quooker boiling water tap, honesty wine fridge, dining facilities for up to 14 guests and double doors to the terrace
- Utility room with doggy shower
- Bedroom with king-size bed and en-suite bathroom with walk-in shower *(ideal for those in wheelchairs or with mobility issues)*
- Games room with pool table, table tennis, air hockey and large TV

## *First Floor*

- Master bedroom with super-king size bed, vaulted ceiling, access to private balcony, dressing area and en-suite bathroom
- Bedroom with king-size bed, vaulted ceiling, en-suite shower room and additional sofa bed for 2 small children
- Bedroom with twin single beds
- Bedroom with double bunk bed and additional trundle bed and en-suite shower room
- Bedroom with double bunk bed and additional single bed
- Family bathroom with luxury double ended large copper bath, walk-in shower and twin sinks
- Study area on the landing with 85" TV and two seperate desks

## *Exterior Grounds*

- Large terrace for entertaining
- Dining facilities
- Large lawned gardens
- Gas barbecue
- Family-sized football pitch with 2 goals
- Five acres of gardens
- 200m tree-lined driveway
- EV charger (if used, please contribute to honesty box)
- 18 acres of countryside land

## **Additional Facilities**

- Wi-Fi
- SKY TV in each bedroom
- Full SKY package with SKY Sports & BT Sport on all TV's
- SONOS sound system
- Coffee machine
- Washing machine
- Tumble dryer
- Laundry chute



- Cot & highchair available on request
- Parking for up to 6 cars

# Location & Local Information

New England Mansion is located within the South Downs National Park, in a tranquil spot, less than a 15-minute car journey from the town of Fareham, frequent trains go from London Waterloo to Fareham and the journey time is under 2 hours. For those travelling from slightly further afield, Southampton Airport is just 30-minutes away. The picture-postcard village of Wickham is less than a 5-minute car journey away and boasts marvellous independent shops and all the amenities you could possibly need.

There is plenty for the whole family to see, do and explore in the surrounding area, Portsmouth with its excellent shopping at Gunwharf Quays is less than 30-minutes from the house, while the city of Winchester, with its world-class attractions and architecture, excellent shopping and fabulous dining, is just 25-minutes from New England Mansion. The cathedral city of Chichester is under 40-minutes away and makes a wonderful day out with its excellent family and historical attractions. For the children, the Forest of Bere with its walking and cycling trails is just 5-minutes from New England Mansion, while Paulton's Park, Home of Peppa Pig World is 45-minutes away. Finally, for the beach bums, West Wittering beach is 45-minutes away and Bournemouth a 75-minute car journey.



## Local Amenities

|                       |                               |
|-----------------------|-------------------------------|
| Nearest Airport       | Southampton Airport<br>(24km) |
| Nearest Town/City     | Fareham<br>(11km)             |
| Nearest Village       | Wickham<br>(6.4km)            |
| Nearest Train Station | Fareham<br>(12.4km)           |
| Nearest Supermarket   | Co-Op Wickham<br>(5.9km)      |





|                    |                                     |
|--------------------|-------------------------------------|
| Nearest Restaurant | <b>The Bold Forester</b><br>(1.6km) |
| Nearest Beach      | <b>West Wittering</b><br>(49km)     |

## What we love

- The fabulous indoor pool which can be used in all weathers!
- The closest pub is just a short stroll away... make sure you remember your torch for the way home!
- On a request basis, two of your furry friends can come along too!

## What you should know...

- Two of the rooms feature bunk beds and are therefore best suited to children. The total maximum capacity is 8 adults and 7 children.
- While the home holds a great location, a car will be needed in order to reach nearby shops and amenities in Wickham.
- Children should be supervised by a responsible adult at all times when using the swimming pool.
- One of the bedrooms is set on the ground floor and is ideal for those who struggle with stairs.

# Terms & Conditions

- **Security deposit:** £1000 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection
- **Arrival time:** 4.00 pm
- **Departure time:** 10.30am (late check out may be available upon request for an additional charge)
- **Energy costs included?:** Yes, included in the rental price. We kindly ask anyone who uses the EV charger to add a contribution to the honesty box. We recommend £20 for a full charge.
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** A maximum of one small, well behaved dog is permitted on request basis for an additional fee of £100 per stay. Please note that this is subject to the owner's discretion and you must state the breed at the time of booking. Please note that large dogs will not be accepted. Please also note that the grounds are unfenced and there are horses on-site, so for safety, all dogs must be kept on a lead at all times when outside. Additionally, kindly ensure you clean up after your dog.
- **Other Ts and Cs:** Please note that the staff at the property may be on-site during your stay, working to maintain the gardens, lawns and tending to the ponies.
- **Changeover day:** Bookings must begin on a Friday or a Monday
- **End of stay cleaning available?:** Yes, included in the rental price
- **Other 2:** Children must be supervised by a responsible adult when using the swimming pool. Please note that there is no pool cover, however, the pool is located on the lower ground floor behind locked doors.
- **Other 3:** Please be aware that a horse lives on-site at all times. For safety, guests are kindly asked not to enter the fields or stables, or feed the horse. The horse will be cared for daily, though this will not interfere with the guests stay.
- **Minimum stay:** Please note that there is a 7-night minimum stay across peak dates, this may be reduced to 2 or 3-nights at quieter times
- **Internet access?:** Yes, Wi-Fi included in the rental price