

# The Brick House

**Region:** The South East **Sleeps:** 8

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## Overview

The Brick House holds a wonderful location nestled within the New Forest National Park in a privileged position on the very edge of the privately owned Beaulieu River. The home makes the perfect choice for those searching for a truly relaxing escape, being ideally based for those wanting to enjoy the great outdoors, whether that be on foot, by bike or even by indulging in some water based activities!

The former brickworks possess endless charm and character while still offering guests all the modern amenities possibly needed for a more than comfortable stay. The Brick House can comfortably sleep up to eight guests across five well-appointed bedrooms. On the ground floor is the main living accommodation which comprises of a warm and welcoming living and dining area with a cosy wood burner, the perfect place to snuggle up in the evenings as well as the snug and TV room. Also on this level is the kitchen, fully equipped with an Aga and all the tools a budding chef could possibly need. Upstairs on the first floor are the five bedrooms, two king-size double rooms, one of which can be set up with twin beds on request, while both come complete with en-suite bathrooms. There is also an additional king-size double bedroom and two single rooms, each with raised high level beds making them suitable for children aged seven and above. These bedrooms share the use of the family bathroom.

Outside, guests will enjoy the excellent river views from the garden, while the terrace makes the perfect spot to enjoy a yummy barbecue al fresco on a Summer's evening. A second large lawn can be found to the side of the house, complete with a trampoline, excellent fun for the children!



***\*Please note: There is an additional annexe at the property which can be rented separately. This can be rented in conjunction with the house for groups up to 12 and offer total exclusivity. Oliver's Travels recommends that groups who require total exclusivity or wish to bring a dog rent The Brick House & Annexe (<https://www.oliverstravels.com/britain-ireland/hampshire/new-forest/the-brick-house-and-annexe/>)\****

## **Facilities**

Ideal for Xmas/NY • Boat Trips • Sailing • Cycling • Villa • Historical Sites  
• Canoeing/Kayaking • Recommended • Watersports • Horse Riding •  
Walk to Village • Romantic • Chef/Cook Available • Ideal for Teens • Cots  
(Cribs) • Quirky (Unique) • <1hr to Airport • Heritage Collection • Walk to  
Restaurant • Parking Space • Waterfront • Wi-Fi/Internet • Easy By Train  
• Washing Machine • Outstanding Landscapes • Coffee Machine •  
Outdoor Pursuit & Activities • Tourist Towns & Villages • Table Tennis •  
DVD • Tumble Dryer • Dishwasher • Microwave • AGA • Working  
Fireplace/Woodburner • Heating • Pre-Stocked Fridge Available • Board  
games • Babysitting Available • Children's videos/DVDs • Children's books  
• Trampoline • High Chair(s)

# Interior & Grounds

## Ground Floor

- Fully equipped kitchen with Aga (only on in winter months), Fridge freezer, microwave, toaster, coffee machine and dishwasher
- Open plan living/dining room
- Snug with TV
- Cloakroom
- Utility room with washing machine & tumble dryer

## First Floor

- Master Suite: King size bed and en-suite bathroom with bath and overhead shower
- Bedroom 2: King-size bed and en-suite bathroom with bath and overhead shower
- Bedroom 3: King-size bed
- Bedroom 4: Loft bed suitable for children aged over 7 (restricted access)
- Bedroom 5: Loft bed suitable for children aged over 7 (restricted access)
- Family Bathroom with bath tub, WC and washbasin

## Outside Grounds

- Large and spacious garden (unfenced)
- Terrace
- Dining facilities with generous seating
- Charcoal barbecue
- Trampoline
- River access (please keep a close eye on young children!). The river is just 50 metres from the door and has a deep water mooring
- Off street parking (shared with annexe)



## Location & Local Information

The New Forest is found in the South of England, it covers most of South West Hampshire spreading into South East Wiltshire and East Dorset.

The New Forest is known mainly for the New Forest National park which, once used as a hunting ground for William the Conqueror, is an area of stunning natural beauty, encompassing waterways and rivers, spreading over an impressive 566 sq km, stretching all the way to the coast. This gives visitors a wealth of things to do, perfectly balancing coast, countryside, cliff walks and the more urban village and town areas.

Guests are free to walk, cycle or even ride through the national park, where they will be sure to come across the New Forest ponies which graze and live here all year round. (Be sure to pick up a lucky New Forest horse shoe from a local gift shop before leaving!) There are also deer, owls, otters and a plethora of other British wildlife. Beyond this there are many sanctuaries, gardens and even a wildlife park, all within the park area. The waterways that run through here are also impressive, offering visitors the opportunity to canoe, kayak, sail and even fish.

After an exciting day exploring the forest, visitors will find a whole host of locally sourced cuisine nearby, where one can enjoy a traditional meal of game and vegetables in a local public house or venture into a local village to experience the catch of the day, both accompanied by locally brewed cider, ale or beer.

Beyond the expanse of nature, coastline and cliff walks, there are also tea rooms, restaurants, a water park, theme parks and even the main shopping hub of Southampton, all just a short drive away.

### Local Amenities

Nearest Airport	<b>Southampton</b> (30 km)
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Nearest Airport	<b>Bournemouth (40 km)</b>
Nearest Airport	<b>London Heathrow (124 km)</b>
Nearest Airport	<b>London Gatwick (150 km)</b>
Nearest Restaurant	<b>Master Builders Bar, Restaurant &amp; Hotel (3.4 km)</b>
Nearest Restaurant	<b>The Pig at Brockenhurst (10 km)</b>
Nearest Restaurant	<b>Lymewood (12 km)</b>
Nearest Restaurant	<b>Steph's Café (2.8 km)</b>
Nearest Shop	<b>Beaulieu Farm Shop (3 km)</b>
Nearest Town/City	<b>Lymington (11.9 km)</b>
Nearest Town/City	<b>Brockenhurst (11.6 km)</b>
Nearest Town/City	<b>Lyndhurst (15.5 km)</b>
Nearest Town/City	<b>Southampton (23.9 km)</b>
Nearest Town/City	<b>Winchester (41.4 km)</b>
Nearest Town/City	<b>Salisbury (45.9 km)</b>
Nearest Train Station	<b>Brockenhurst (11 km)</b>
Nearest Village	<b>Beaulieu (2.1 km)</b>
Nearest Supermarket	<b>Waitrose and Marks &amp; Spencer (12.6 km)</b>

## What we love

- You can take a boat taxi in the Summer from the house to a good pub downstream (or a 20-minute walk in Autumn & Winter!), and the locals wild-swim off the pontoon as well!
- Take a walk on the footpath and explore the maritime heritage of Buckler's Hard and all that Beaulieu has to offer
- Try your hand at water sports at the nearby activities centre New Forest Activities company offering a wealth of fun activities including kayaking, canoeing, laser tag, archery and ropes courses to name a few!
- If guests are feeling a little more adventurous, they can explore Palace House and the National Motor Museum at nearby Beaulieu.

## What you should know...

- The two platform bed rooms are wonderfully fun for children however the tricky access makes them only suitable for children 7 and over.
- For families with young children please be aware that there is a tidal river 50 metres from the house and the garden is not fenced.

# 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:** 5.00 p.m.
- **Departure time:** 9.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** No, dogs are only accepted when the house and annexe are rented together. This is to ensure that two different dogs and owners are not on site at the same time.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.
- **Changeover day:** Monday or Friday.
- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 3 nights.
- **Heating costs included?:** Yes.

## Additional Terms and Conditions

- Check in/out: Later check out and earlier check in can be arranged at additional cost if there are no clients immediately after or immediately before the stay.
- Platform beds: The two platform bed rooms are only suitable for children 7 and over.
- For families with young children please be aware that there is a tidal river 50 metres from the house and the garden is not fenced.
- The lead booker must be 30 years +
- No single sex groups
- The Aga is only lit in the Winter months between November - March

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