



Verno South
Lyndhurst Road | Christchurch | Dorset | BH23 4SG

FINE & COUNTRY

VERNO SOUTH





This 19th-century house, on the edge of the New Forest, and a mile from the sea, is only an hour and a half's drive from London. Nestled in a leafy conservation area, it has distinctive terracotta hanging tiles and retains many original features including an imposing oak front door. The house has been home to the same family for over 50 years and during that time an impressive south facing garden has been established with mature planting.

Verno House South is sold with recent planning permission for a beautiful re-design (Ref. 8/24/0761/HOU), the work of award-winning London-based architects Levitate. It shows how the house can be brought up to the best of modern eco-standards while drawing on its original heritage. The property briefly comprises almost 3400 SqFt of characterful accommodation, to include four bedrooms, three bathrooms, a kitchen/diner, snug, sitting room and utility.

The house was named after Rear-Admiral George Vernon Jackson who had an eventful career. His ship, the *Junon*, was involved in the Napoleonic Wars and was captured by the French off Guadeloupe in 1810. The rear-admiral was imprisoned in France but escaped and eventually found his way back to England. He retired to a thatched cottage on the current site of the property. When it was destroyed in a fire in 1840, a new house was built with landscaped gardens. Verno House South is half the original house which was divided in 1952. It is tucked away at the top of a drive, alongside the Tower House where the water tank was situated, Apple Cottage, where the apples were stored, and Verno Farm House which housed the stables.

The house lies between Highcliffe and Christchurch on the South coast, at the Dorset/Hampshire border. There are many beaches to explore in the local area, perhaps the most popular one being at Highcliffe Castle, although the arrival of the Noisy Lobster restaurant at Avon beach, serving locally sourced seafood and artisanal coffee, has given it stiff competition. Mudeford quay, with its history of smuggling and fishing is a popular destination with idyllic Hengistbury Head a short ferry ride away. Beach huts here sell for over half a million pounds. Picturesque Christchurch harbour is where you'll find sailing and windsurfing enthusiasts. For those wanting a different shopping experience, theatre, festivals and gigs, Bournemouth is only eight miles away.

The forest is a few miles down the road in the other direction where there are opportunities for walking, horse riding and cycling. In the new forest village of Brockenhurst, nine miles away, you will find ponies, donkeys and cows roaming down the high street.

Foodies are well catered for. From waterfront restaurants and historical pubs to afternoon tea at the five-star hotel Chewton Glen or fresh fish and chips on the beach, Christchurch even has its own three-day Food Festival every May.

There are plenty of good schooling options locally, both in the state and independent sectors. Ballard School, nine minutes' drive away, was named Co-Educational School of the Year at the Independent School of the Year Awards 2024.

Southampton is easily accessed by car, and trains to London Waterloo go from the local station Hinton Admiral, or faster trains can be picked up at Christchurch, New Milton or Brockenhurst. By car, you can reach London in 90 minutes.































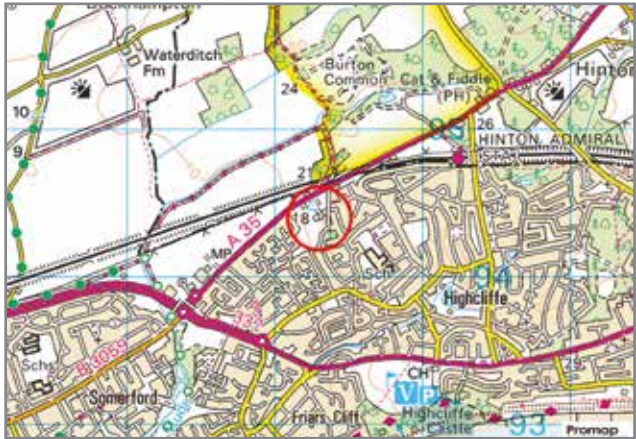




Tenure: Freehold

Council Tax Band: G

EPC Rating: F



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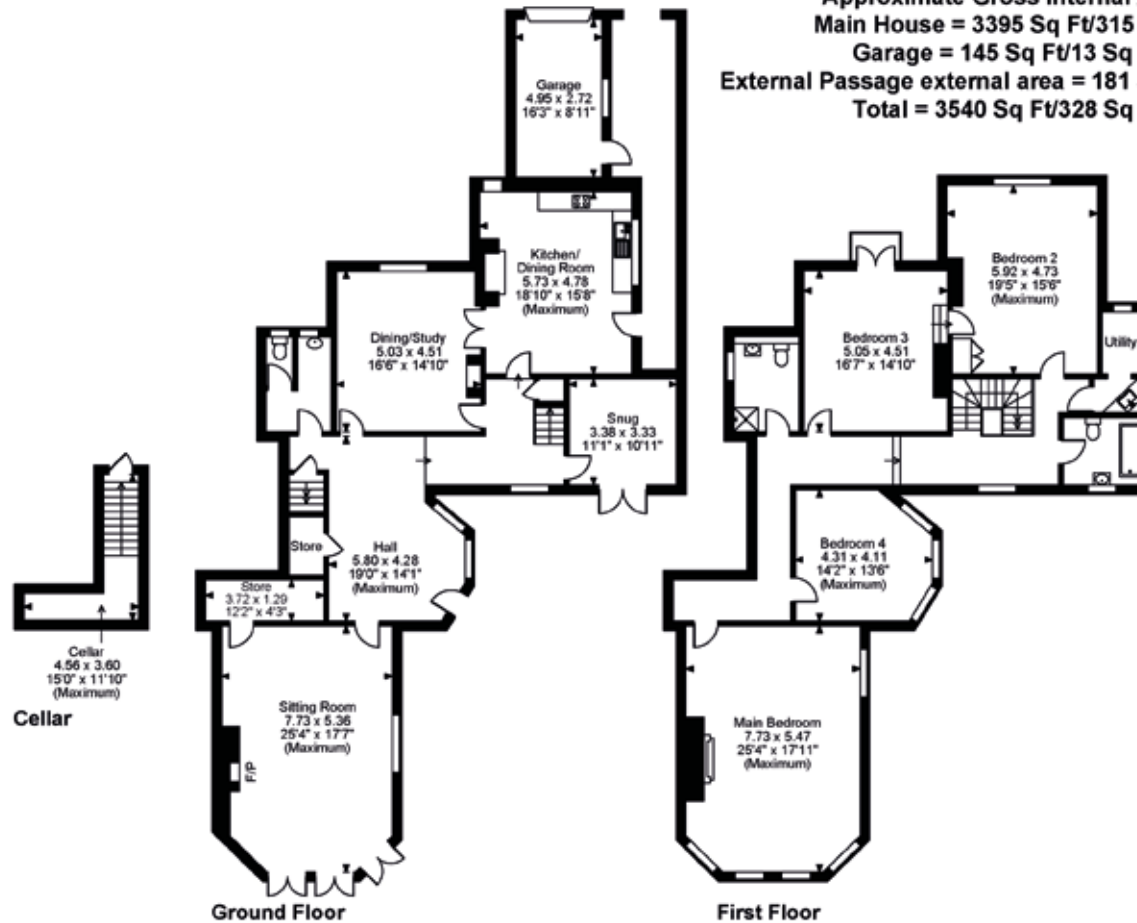
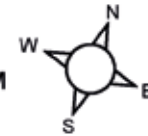
Approximate Gross Internal Area

Main House = 3395 Sq Ft/315 Sq M

Garage = 145 Sq Ft/13 Sq M

External Passage external area = 181 Sq Ft/17 Sq M

Total = 3540 Sq Ft/328 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		48 D
39-54	E		
21-38	F	34 F	
1-20	G		

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property related details rests with the buyer.



FINE & COUNTRY

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