

The Breakers



Saltgrass Lane
Keyhaven, SO41 0TQ

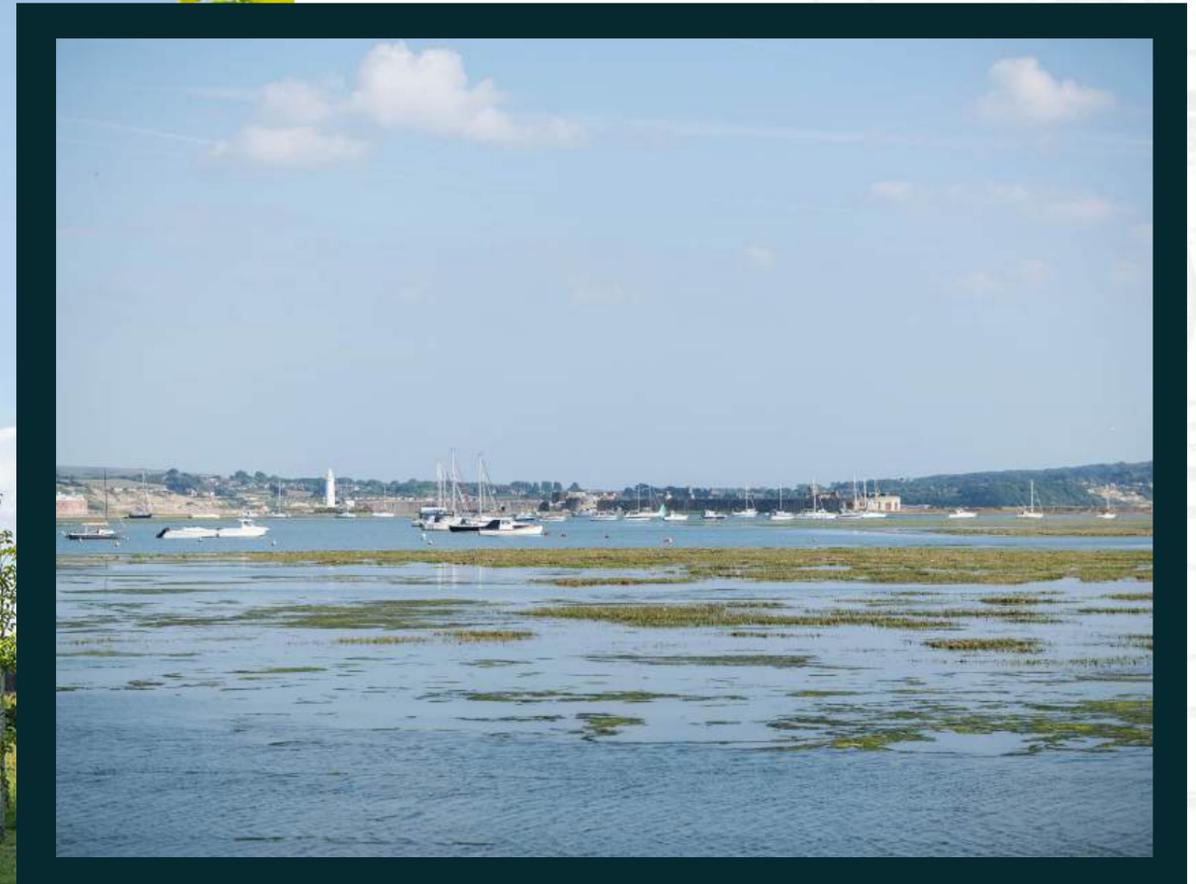
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United Kingdom | Sotheby's INTERNATIONAL REALTY

THE
COUNTRY
HOUSE
DEPT.



ABOUT THIS HOUSE



The Breakers is a rare waterfront home in the peaceful sailing village of Keyhaven, beautifully refurbished and extended to the highest possible standards while retaining its original 1911 character. In only its third ownership since being built, the house has been reimagined for modern living yet remains steeped in history.

From its principal rooms and gardens there are sweeping views down the Keyhaven River to the historic Hurst Castle and sweeping, panoramic views of the Isle of Wight.





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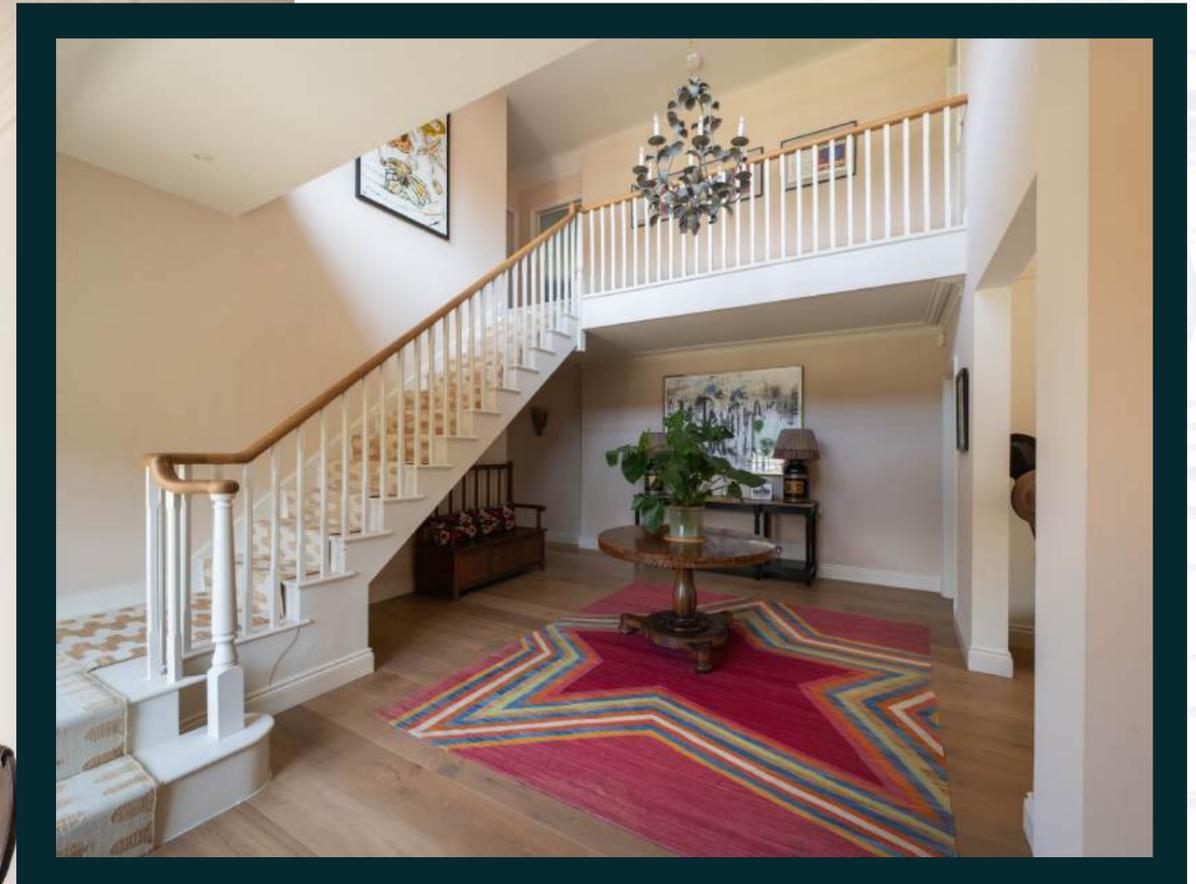
It is a house designed around light and outlook: the sitting and family rooms gaze South, while the expansive kitchen and living room span the full width of the house, opening onto broad terraces that catch the late sun. Upstairs, the principal suite offers a commanding vantage point, joined by two further en-suite bedrooms.

A re-imagined annexe, seamlessly connected yet able to stand alone, provides generous guest accommodation with its own principal suite, two additional bedrooms, and an impressive open-plan kitchen and living space - all overlooking the gardens and pool.





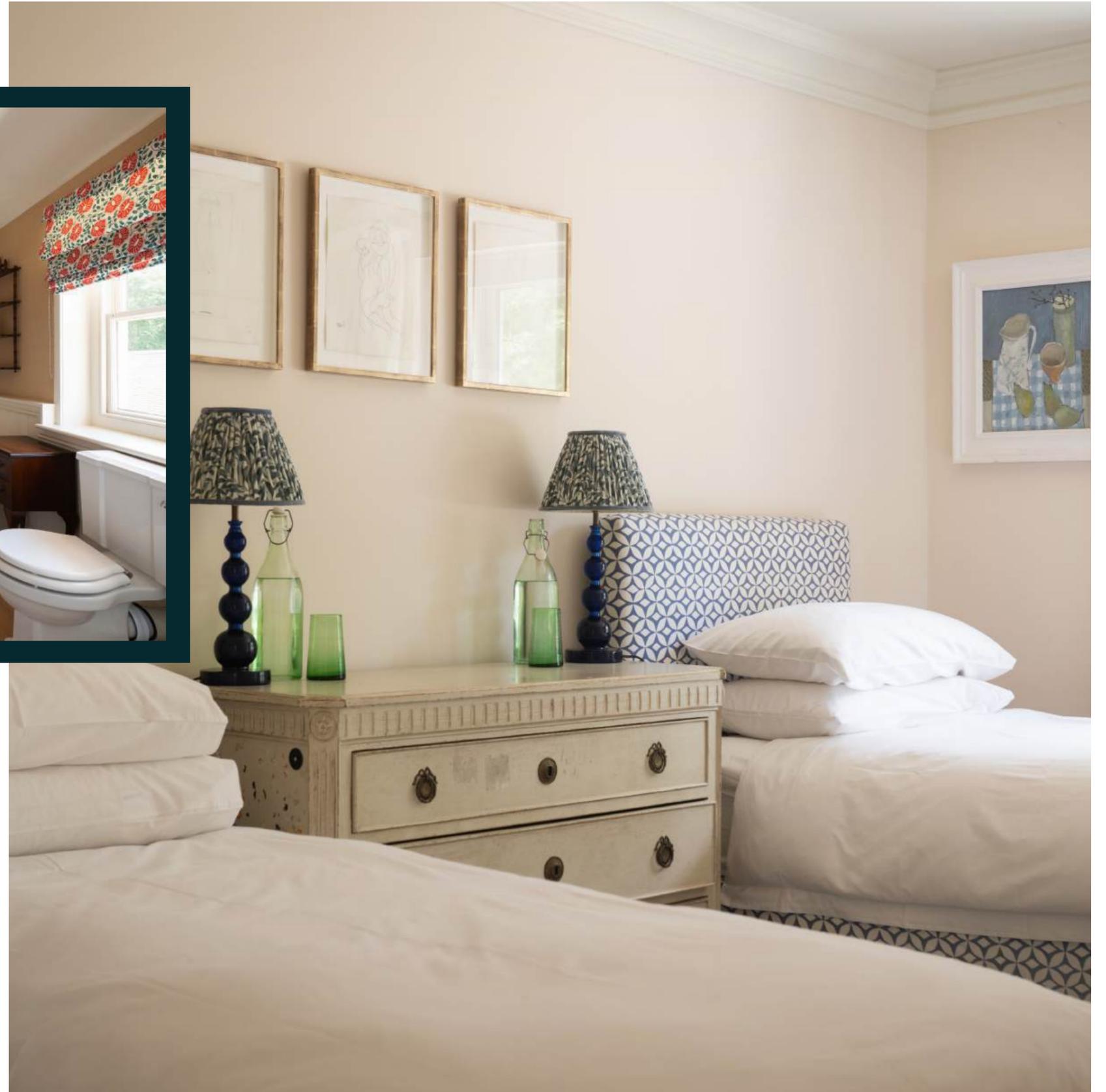
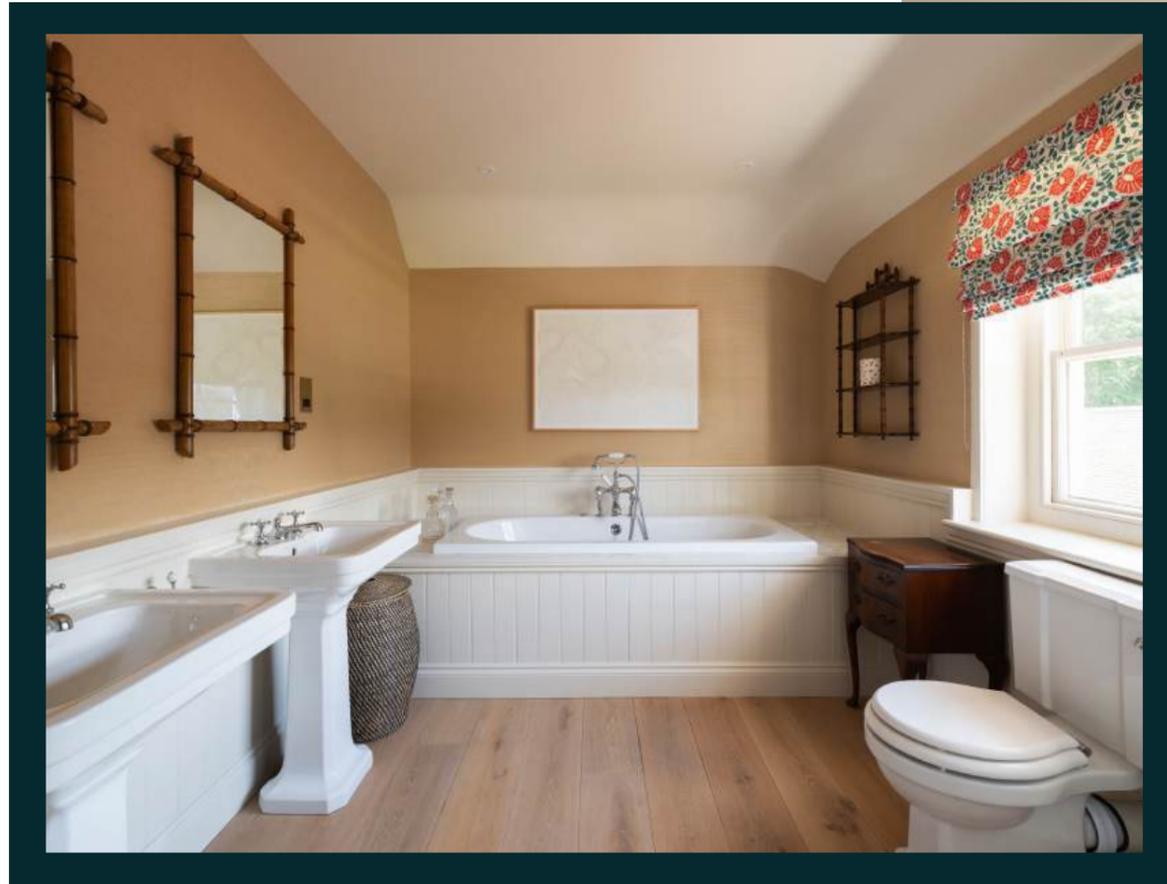
ABOUT THIS HOUSE



Set within about three acres, the grounds strike a careful balance between formality and ease. The swimming pool, ensconced in limestone, is centrepiece - ideal for an early dip at sunrise or an evening swim after a long day out on the water. Beyond lie sweeping lawns, paddock, and al fresco dining areas designed to follow the light throughout the day. Practical touches are neatly integrated, from the Boat House with wine store to the double carport and plant room.



THE FINER DETAILS



- Bedrooms 6
- Reception rooms 4
- Bath/Shower rooms 6
- Size of Plot, 3 acres including paddock
- Boat house
- Swimming pool
- Outbuildings
- Double car port





Annexe

THE FINER DETAILS



SERVICES
Mains water, gas, electricity and drainage

EPC
TBC

COUNCIL TAX
Band G

LOCAL AUTHORITY
New Forest

ABOUT THIS AREA

Keyhaven is a small, atmospheric harbour village at the western edge of the Solent. It has long been a haven for sailors, birdwatchers and those who prize peace and seclusion. The Yacht Club sits at the heart of the community, while the historic Gun Inn provides excellent food and a welcoming atmosphere.

The nearby village of Milford on Sea offers a lively mix of cafés, restaurants and independent shops, while Lymington, easily reached by car or bike, provides a broader range of amenities, marinas and boutique shopping. The location is unique: directly on the coast yet moments from the open landscapes of the New Forest, with its ancient woods, heaths and bridlepaths.

TOWNS & TRAIN STATIONS

Brockenhurst Station – 9.4 miles (London approx. 1hr 40 mins)

Lymington – 5.5 miles

Bournemouth – 15.5 miles

Bournemouth Airport – 18.8 miles

Southampton Airport – 33.1 miles

London Waterloo – approx. 1hr 40 mins from Brockenhurst

LOCAL

The Gun Inn, Keyhaven

The Cave, Milford on Sea

The Elderflower, Lymington

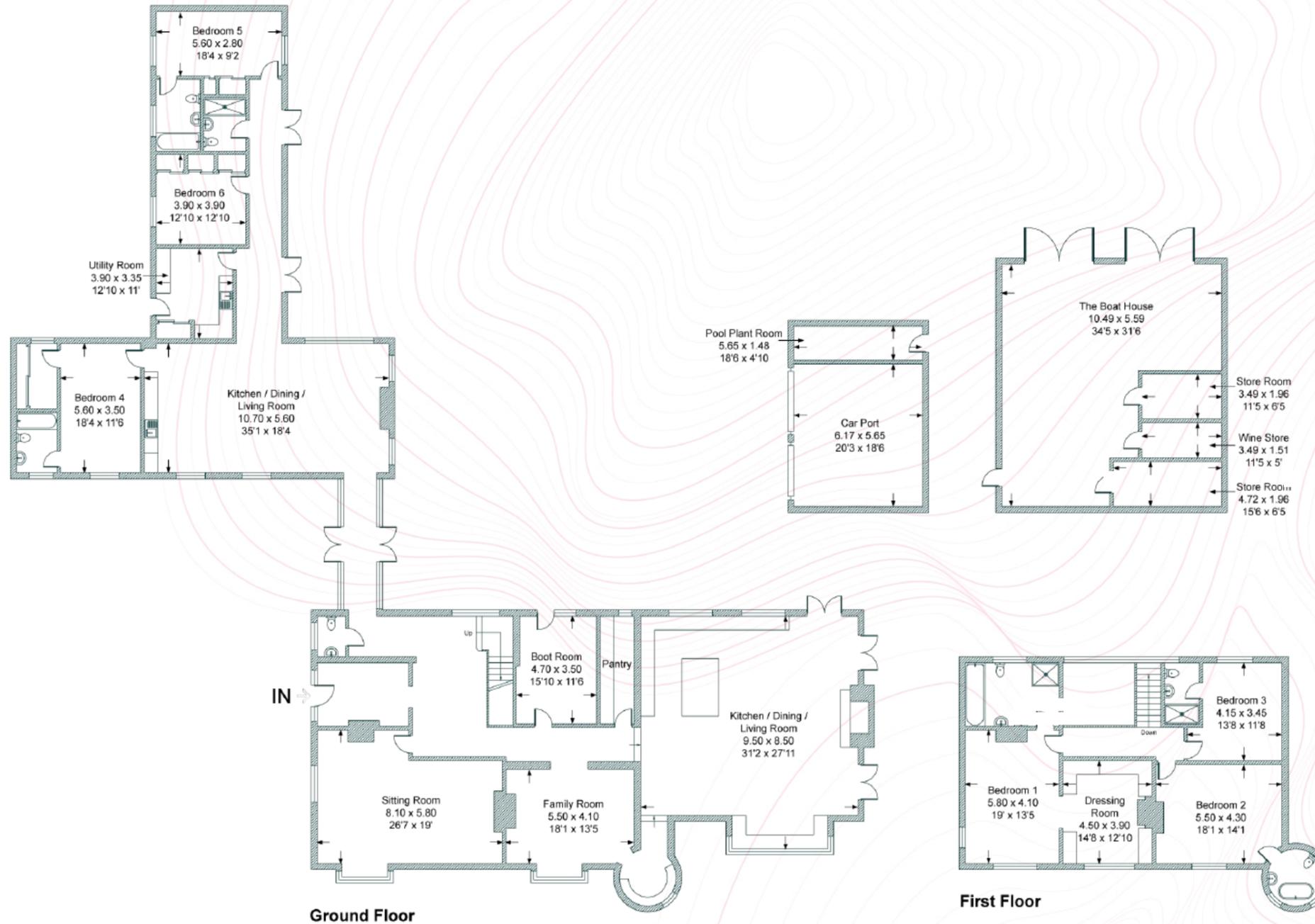








FLOORPLAN



Total - 690.8 sq m / 7,437 sq ft
House - 547.2 sq m / 5,891 sq ft | Outbuilding - 143.6 sq m / 1,546 sq ft

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AREA GUIDE

Hampshire

The perfect blend of city, coast and country, blessed with the natural beauty of two National Parks and thriving culture, with history and heritage at its heart.

Discover exciting events throughout the year from arts, culture, festivals, music, sports and much more. In Hampshire, you'll find a whole host of award-winning hotels, pubs and world-class restaurants as well as some of the country's most beautiful properties that this country has to offer. The county spans the Solent, and includes the beautiful New Forest. Stunning countryside meets the sea with a host of places to visit, like the historic cities Winchester & Portsmouth. It's the largest county in the South East.

WALKING **Keyhaven to Lymington Seawall**
This tranquil coastal path follows the seawall between saltmarsh and sea, with sweeping views across the Solent to the Isle of Wight. Rich in birdlife and ever-changing light, it's one of the New Forest's most peaceful and scenic walks.

EATING OUT **The Elderflower Restaurant**
Based on 'The cobbles' in Lymington, a stone's throw from the bustling quay, The Elderflower sources the best local produce to incorporate them in a myriad of dishes created to follow the feel of the seasons.

EVENT **The New Forest Show**
One of the UK's most prestigious agricultural events, celebrating the region's rich rural heritage. This three-day event brings together the best of country life, with equestrian displays, livestock competitions, and interactive activities for all ages.

DAY OUT **Beaulieu Motor Museum**
From the earliest motor carriages to classic family saloons, the world-famous National Motor Museum has one of the finest collections of cars, motorcycles and motoring memorabilia in the world.



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