



**FOUNTAIN COURT
HOTEL**

SOUTHAMPTON

A CHIC NEW FOREST HOTEL

The Fountain Court Hotel is 5 minutes drive from Hythe Centre and is perfectly positioned, whether you are in the area for business or pleasure. Southampton City Centre is just a short ferry journey away from Hythe and the beautiful New Forest, including villages of Beaulieu and Lyndhurst, are just a stones throw away. We are also ideally situated if you are visiting the area on business. Fawley Refinery, Fawley Power Station, Marchwood & Hardley are all within a 5 minutes drive from the hotel.

Welcome to Fountain Court Hotel in Hythe. We are licensed to hold civil wedding ceremonies & can cater for all your wedding day requirements. Let us make your special day extra special.

FC have 22 en suite bedrooms with bath & shower and our Fountain room with Four Poster bed & Whirlpool bath. Our restaurant & bars are ready to serve, and we have conference rooms and a skittle alley for your enjoyment.

There is hotel parking for coaches and up to 100 cars. The garden with fountain has a large lawned area & children's play area. We are within easy access of the M27, serving Southampton International Airport, Winchester and Portsmouth. London is approximately 75 miles away.



The Property and Land

1.25 Acres of land and 24 bedrooms with 9,000 square feet, this opportunity doesn't come around too often, especially in this sought after location.

Standing as once one of the prominent Victorian houses, Furzedown House is now a hotel (Fountain Court) standing in only a small part of the original grounds, with a large stone fountain. Most of the grounds have been untouched or now used as parking for guests.

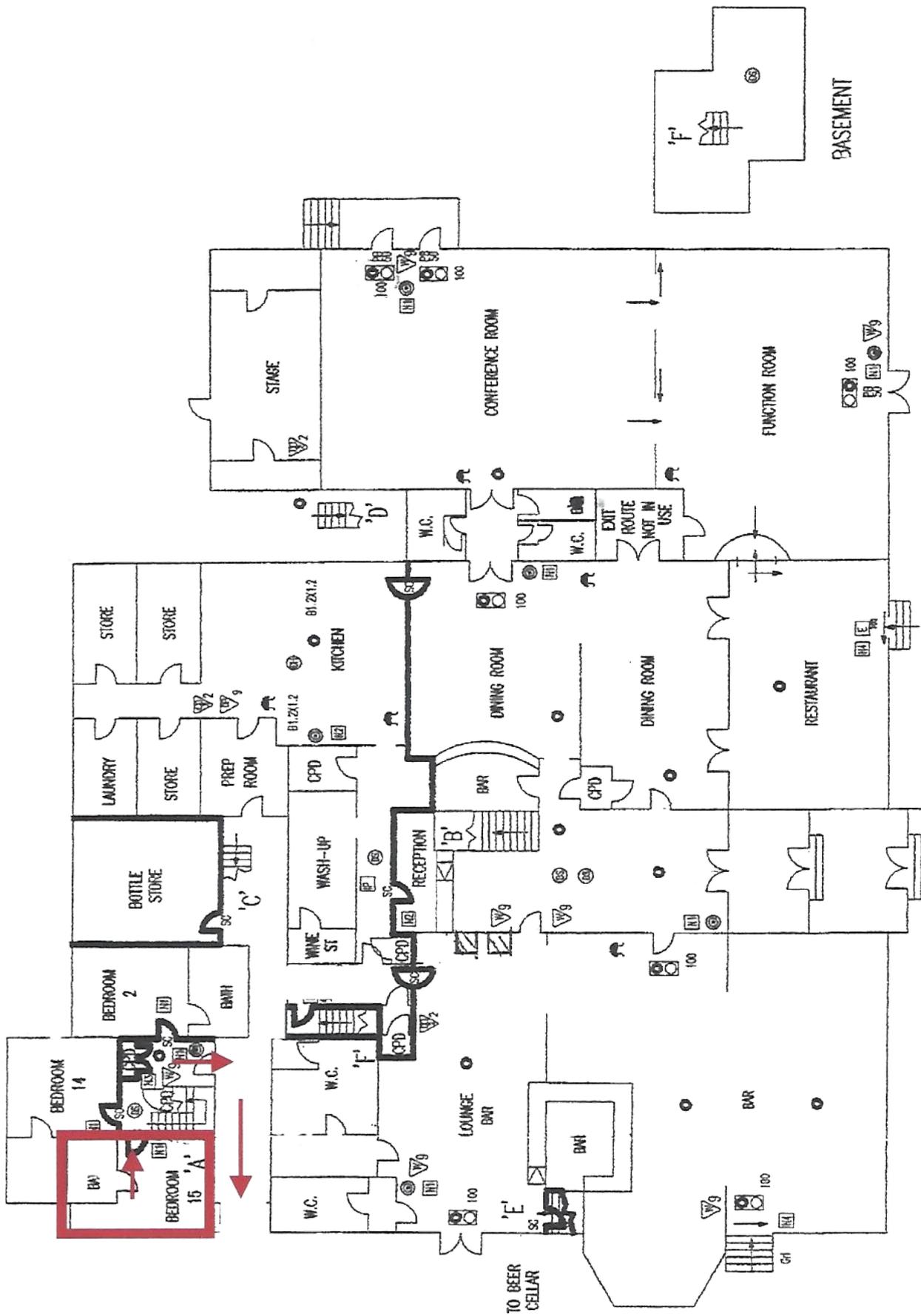
The 1st ed OS map 1870 (HCC), shows a small house in a modest estate planted with plenty of trees. Henry Pigeon was the owner and resident in 1891 and 1897 according to Mercier & Crockford and Kelly directories. The 4th ed OS map 1932 (HCC), shows a bigger house with one large conservatory or greenhouse and one small one behind.

The gardens have been developed with a fountain in front of the house and a new entrance and sweeping drive around a lawned area. The estate was for sale in 1950, described as having 11 beds, greenhouses, farmery... 3 cottages and about 15a of pasture (159M88/581 HRO). At some time in the 1970s, the house became a Fountain Court Hotel, together with the gardens comprising the entrance and sweeping drive, owned by Mr Stewart (PG).

Around 1985, the hotel was sold on, but the new owner only bought the building and a small part of the garden just beyond the fountain. A tarmac car park was built. A house (belonging to the owner of the hotel) was built adjacent to the car park and extending into the remaining part of the old garden.

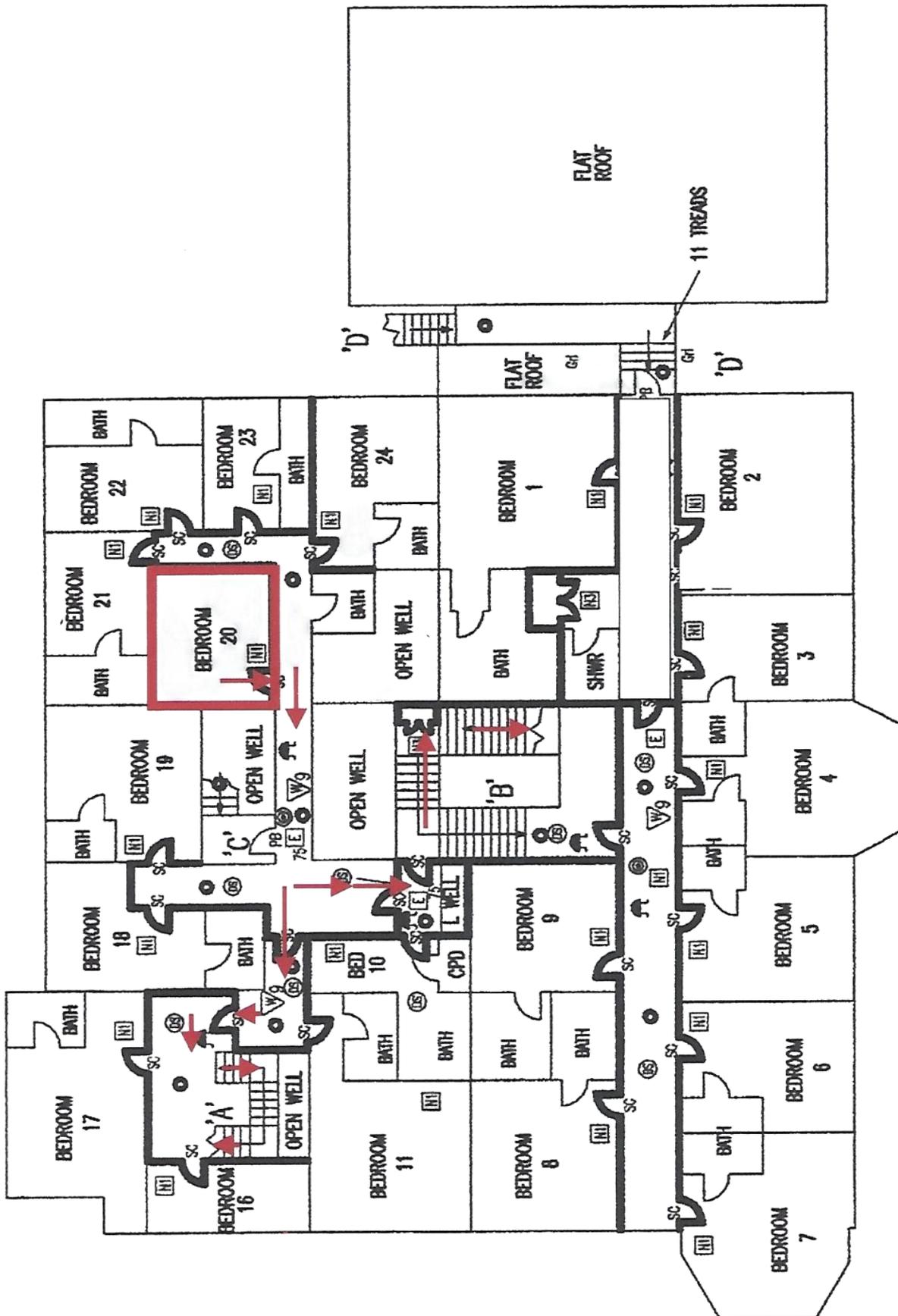


FLOOR PLANS



GROUND FLOOR





FIRST FLOOR



PICTURES



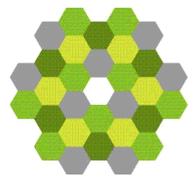




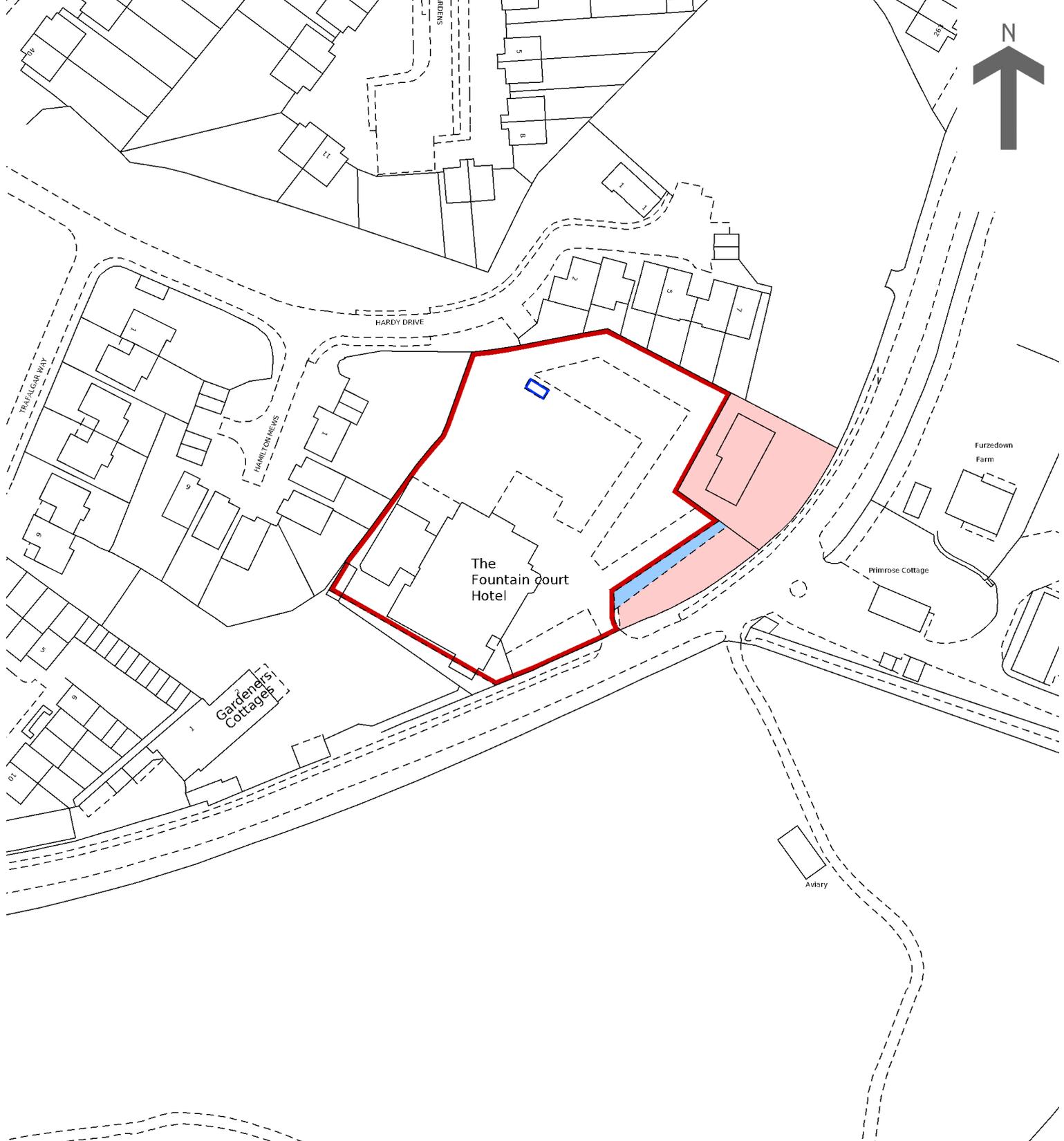
LOCATION

HM Land Registry
Official copy of
title plan

Title number **HP736836**
Ordnance Survey map reference **SU4206SE**
Scale **1:1250**
Administrative area **Hampshire : New Forest**



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N SERIES
**MILLION DOLLAR
BEACH HOUSE**





Situated in the offset of the New Forest and within walking distance to sea views (the River Test) The Fountain Court Hotel provides both tranquil living in and amongst a close net community which provides an attractive lifestyle.

Found on Frost Lane, Hythe, leading from a country back road, set back from homes and busy main roads you'll find this remarkable land and hotel.

As you step out of the hotels gardens there is a bus stop right on your doorstep which can take you into the centre within 15 minutes. Or if you'd rather walk you can take the scenic route which will take to the beach front within 10 minutes where you are welcomed by boutique coffee shops and restaurants.

Southampton Central Train Station

23 Minute Drive, 50 Minute bus journey (Number 8 or 9 stops at Butts Ash Lane outside the Hotel)

Hythe Ferry Terminal

8 Minute Drive, 14-minute Bus (Number 9) 30-minute walk (1.4 miles)

Hythe City Centre

7 Minute Drive, 12-Minute Bus (Number 9) 16 Minute Walk

