



Whitsbury Road, Tinkers Cross, Fordingbridge, SP6 1NL

SPENCERS
NEW FOREST





The Property

Built on the footprint of a former dairy farm, this sizeable 8,000 sqft residence benefits from predominantly single-level structure centered around a central courtyard, occupying an impressive position overlooking sweeping lawns of the imposing parkland grounds. Designed by the previous owners circa 25 years ago, the residence benefits handmade doors and windows made from Idigbo hardwood and is arranged with vaulted A-frame ceilings in most rooms, providing ample light as well as the benefit of underfloor heating throughout. Offered with no forward chain.

Entrance:

- Electric gate access.
- Driveway splits to lead either to the front of the house or to the side with carport and extensive parking.
- 5-bay carport with storage above, accessed from the bike shed.
- Gym room with toilet, sink, cupboards, and terrace access.

Main Living Area:

- Large formal drawing/dining area with doors opening onto an Ipe hardwood terrace.
- Dining area includes fitted cupboards with a sink and drinks fridge.

Open-plan kitchen with:

- Numerous fitted cupboards
- Two large central islands, three sinks, and space for additional white goods
- Custom-made Avonite work surfaces for kitchen and bathroom vanity units
- Large walk-in pantry

Informal dining area featuring:

- Large chimney breast with gas fire
- Doors opening onto the south-facing terrace and central courtyard



FLOOR PLAN

Fiddlesticks Farm, Fordingbridge

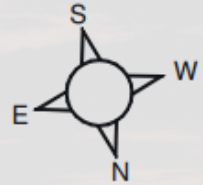
Main House internal area 8,369 sq ft (777 sq m)

Carport internal area 1,030 sq ft (96 sq m)

Store internal area 175 sq ft (16 sq m)

Studio internal area 274 sq ft (25 sq m)

For identification purposes only.







The Property Continued ...

Master bedroom with wonderful views:

- Two walk-in wardrobes.
- En-suite bathroom with large Jacuzzi bath, separate shower, and sauna.

Five additional bedrooms, all with en-suite bathrooms:

- Two with large walk-in wardrobes.
- One with a Jack & Jill bathroom.
- Additional spaces include a TV/music room, utility room, and boot room.

Upper Floor:

- Western wing: Large study with views over the paddock.
- Eastern wing: Vaulted double bedroom with en-suite bathroom.

Gardens & Grounds

Gardens primarily to the rear of the property:

- Large decked terrace adjacent to the house
- Steps leading down to lawned garden with flower beds and mature trees.
- Established hedges bordering the gardens
- Large pond with small Ipe hardwood terraced area surrounded by bamboo
- Championship-sized Le Court Tournament Pro tennis court with twisted pile synthetic grass surface, enclosed by Thuja trees

Services

Energy Efficiency Rating: F

Water: Mains

Heating: LPG Central Heating

Drainage: Private

Council Tax Band: H







The Situation

The property is situated in the picturesque New Forest village of Tinkers Cross, located within the idyllic and unspoilt North Westerly corner of the New Forest National Park. Tinkers Cross is a delightful thriving village green, yet is just a short drive away from the small town of Fordingbridge, comprising a comprehensive range of shopping facilities and amenities as well as good schooling. The surrounding New Forest offers thousands of acres of heath and woodland ideal for a variety of outdoor pursuits, particularly bike and horse riding. The easily accessible A338 gives access to the cathedral city of Salisbury, with mainline railway to London (approximately 7 miles north), and the bustling coastal towns of Bournemouth, Christchurch and Poole (approximately 17 miles south). Southampton is approximately 19 miles east (via the M27), and London approximately a two hour drive (via the M27/M3/M25).



Directions

From Ringwood, follow the A338 for approximately 5 miles before turning left into Fordingbridge. At the roundabout, take the second exit. Continue to follow the road towards Whitsbury for approximately one and a half miles where the property will be situated on the left hand side.

Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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