



Forest Road, Hale, Fordingbridge, SP6 2NR

SPENCERS
NEW FOREST





The Property

A most charming Edwardian cottage set in approximately 7 acres with direct forest access. This recently renovated home would be ideal for someone who needs land for keeping animals, ideally horses as the riding here is superb. The current owners keep animals and also grow their own vegetables which includes an irrigated poly tunnel. This character home features a modern ground source heat pump central heating system and a stunning open plan kitchen/living and dining room. There are open fires with wood burning stoves and a luxurious bathroom with a sumptuous four piece suite which includes an oversized shower with rainwater shower head.

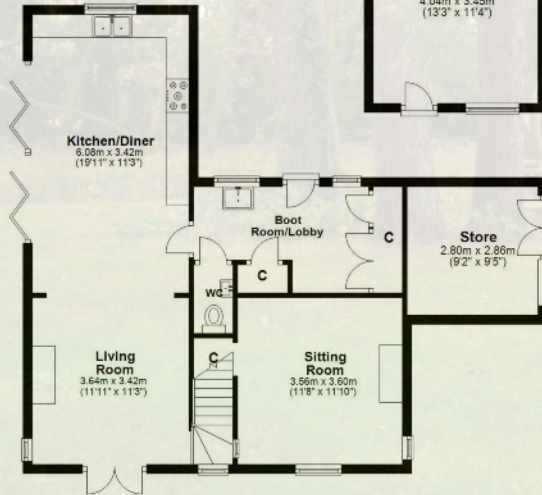
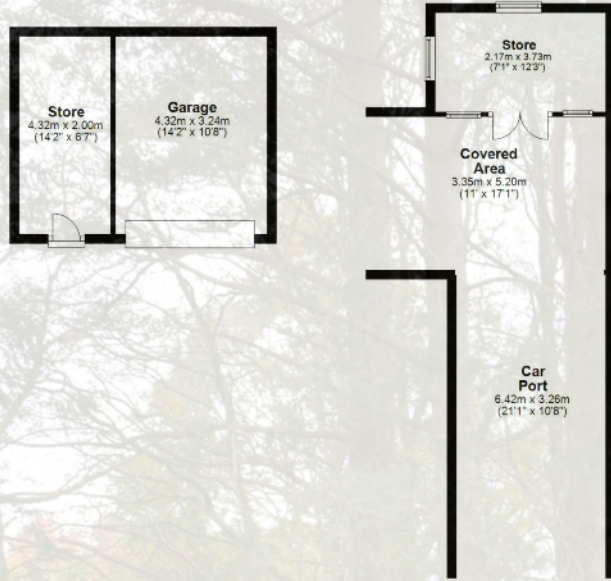
- A spacious entrance hall, cloakroom travertine floors with under floor heating
- Fully tiled doggie shower
- Sitting room with carpeted floors and fireplace with a wood burning stove (currently not used)
- Impressive and very generous open plan kitchen / dining room featuring full length part folding and sliding glass doors with stunning views over the adjacent garden and paddock
- The kitchen has been well fitted with an excellent range of base, wall and drawer units complemented with oak work tops and a Belfast sink
- Appliances include an integrated fridge, dishwasher and a large range style cooker
- The floors of the kitchen are attractively tiled with under floor heating, open fire with wood burning stove and plenty of space for a good sized dining room table and chairs. French door to side garden
- Stairs to three first floor bedrooms which all have a double aspect
- The principle bedroom benefits from a walk in dressing room
- Beautiful family bathroom with a modern and period style suite with attractive tiled floors having under floor heating



FLOOR PLAN

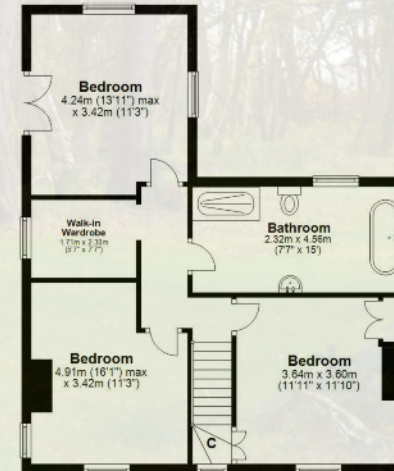
Ground Floor

Approx. 153.9 sq. metres (1686.7 sq. feet)



First Floor

Approx. 63.6 sq. metres (684.9 sq. feet)



Total area: approx. 217.5 sq. metres (2341.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.





Gardens & Grounds

The property is approached through a five bar gate leading into a generous parking area and a single garage. The grounds are mainly laid out in a parkland style interspersed with trees. The boundaries have stock fencing and a gate leads directly out into the open New Forest National Park. There are numerous outbuildings in which some are in need of repair or replace. There is an open barn which is being used as an outdoor gym. Large wood storage barn. On the east side of the property is a well kept vegetable garden which is brick built forming raised vegetable beds. A large poly tunnel in the main paddock with an irrigation system. There is additional woodland adjacent to Forest Road which forms part of the plot. The property also benefits from commoners rights.

Directions

Exit Ringwood along the A338 Ringwood to Fordingbridge road and continue past Fordingbridge and onto the village of Downton. Turn right taking you through Downton and exit this village now taking onto Woodfalls. Stay on this road passing through Wood falls and this road becomes Forest Road. Continue along Forest road until you reach Tethering Drove and you will come to the property immediately before on your left.

Points Of Interest

Fordingbridge	7.6 miles
Foresters Arms	7.3 miles
Salisbury	10.4 miles
Ringwood	14.2 miles
Forres Sandle Manor	8.7 miles
Moyles Court School	11.7 miles

Services

Energy Efficiency Rating: C Current: 71 Potential: 101

Water: Mains

Heating: Ground Source Heat Pump

Drainage: Private (Septic Tank)

Council Tax Band: E





The Situation

The property is situated in the picturesque New Forest village of Hale, located within the idyllic and unspoilt North Westerly corner of the New Forest National Park. Hale 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).



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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