



*Harbridge Court, Somerley, Ringwood, BH24 3QG*

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## The Property

An exceptional country house of Georgian origins which has been extended and reconfigured into a stunning 3500sqft four-bedroom house beautifully situated in formal gardens and paddocks of approximately 2.7 acres. Originally forming part of an eighteenth-century model farm, designed by renowned architect Samuel Wyatt, Harbridge Court was converted into nine dwellings in the late 1990s and this particularly impressive home enjoys a southerly aspect overlooking its own private gardens. This charming home also benefits from access into the stunning sunken gardens of Harbridge Court and also access from the paddock onto a bridleway leading to the nearby Ringwood Forest.

- The generous reception hall benefits from a wonderful view through the impressive arch window overlooking the garden and paddock beyond. This bright and airy room features exquisite Valencia marble tiled floors with a wrought iron ornate staircase rising to the first-floor landing.

- From the entrance hall there is access to the 5<sup>th</sup> Bedroom and main living room. This elegant room has a period open fireplace with wood burning stove and is adjoined to the morning room/snug, with stunning walnut floors and double French doors leading onto a private terrace which enjoys the morning sun.

- Twin glass casement doors lead into the magnificent kitchen/breakfast room with a tall limed oak vaulted ceiling with concealed lighting. The kitchen has a superb range of bespoke base, wall and drawer cabinets with fine marble working surfaces and matching splash backs with concealed LED lighting. Built-in appliances include: a range style oven combining electric and gas ovens, grill and a five-ring gas hob, a new integrated dishwasher, twin wine cooler, brand new American fridge/freezer, washing machine and dryer. The sink unit includes an instant boiling water tap. There is plenty of space for a breakfast table and chairs.

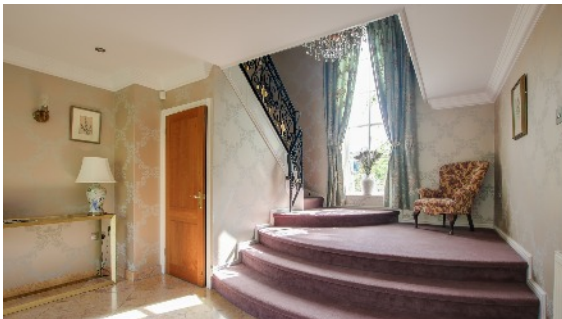
- Next to the kitchen is a generous dining room with a vaulted ceiling with exposed timbers and a brick open fireplace. Leading from the living room is a rear lobby with an entrance to the courtyard.

- The useful ground-floor bedroom has an en-suite shower room.

- On the first floor is a part-galleried landing which leads to three first floor bedrooms. The luxury master bedroom includes a beautiful walk-in dressing room with an excellent range of built-in furniture. The en-suite bathroom has five-piece Villeroy and Boch sanitary ware, finished with Valencia marble tiling and worktops.

- The guest suite is a stunning room with lovely views over the gardens and a balcony. There is also extensive built-in furniture and an en-suite with a three-piece suite.

- The third bedroom is positioned near to the family bathroom with a quality three-piece suite.





# FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor

Approx. 192.2 sq. metres (2068.4 sq. feet)



## First Floor

Approx. 114.8 sq. metres (1235.5 sq. feet)



Total area: approx. 306.9 sq. metres (3304.0 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood









*An exceptional country house with Georgian origins situated on the eighteenth century model farm, Harbridge Court*

## The Local Area

Ringwood is an historic market town located on the edge of the New Forest National Park, within a short drive of the coast, Bournemouth and other attractive market towns. Major roads provide easy access to London, the Jurassic Coast and international airports. Ringwood town provides an excellent selection of shopping, restaurants and cafes in the original high street and more recently developed quarter, offering the best of both independent businesses and stores including Waitrose, Aga, Hobbs, Gerry Weber, Crew and Joules. The quality of amenities reflects the prosperity of the area, including a highly rated secondary school and sixth form. Proximity to extensive forested areas, lakes and coastline provides ready access to a wide range of outdoor pursuits, activities and local facilities including David Lloyd Leisure Centre, New Forest Water Park and Ferndown Golf Club.

## Directions

Exit Ringwood along the A31 heading west, come off shortly after passing the petroleum station and signposted to Verwood. Go under the fly over and continue round two bends and up a hill, then turn right sign posted to Alderholt. Stay on this road for about two miles, passing the entrance on your right to Somerley House, shortly on your left is the entrance to Harbridge Court. Turn left and then immediately left again and follow the gravel track until you come to the gates of Harefield House.

## Viewing

By prior appointment only with the vendors sole 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 for 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.





*Enjoying an impressive southerly aspect overlooking its own private garden and paddocks of 2.7 acres*

## Grounds & Gardens

The property is approached by wrought iron electric gates along to sweeping driveway and spacious parking area with an oak framed barn incorporating a stable and carport with power supply, lighting, water and a mezzanine storage area. The formal gardens are adjacent to the rear of the property and have been carefully landscaped to include a terrace which is adjacent to the living room. The drive continues to one side of the property into a pretty walled cobbled courtyard leading to the pillared entrance of the property. The east facing garden features a further courtyard terrace and a log store. A wrought iron gate leads to the adjoining sunken communal garden of Harbridge Court. The remainder of the gardens are edged by box hedging, sweeping lawns and a further seating area. A five-bar gate leads into the paddock of approximately 1.64 acres, where there is access to the Ringwood forest.

## The Situation

The historic Somerley Estate with its plethora of foot paths and bridleways is an ideal environment for walkers, riders and cyclists as well as those with a love of nature and the countryside. Somerley Park Golf Club is very close by as well as facilities for game and coarse fishing. Amenities can be found at the market towns of Ringwood and Fordingbridge whilst the A31 is only a short drive providing ease of access onto the M27, Southampton and Bournemouth both with their regional airports and mainline railway stations. The cathedral cities of Salisbury and Winchester are within a comfortable drive whilst the New Forest and the Coast are also on the door step. The area is also renowned for its wealth of educational, recreational and cultural amenities.

## Services

Energy Efficiency Rating: C Current: 73 Potential: 76

Mains water, gas and electricity

New Oil Tank, Boiler and Water Cylinder

Council Tax Band: G

Newly Installed High Speed Internet



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

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