



Sopley, Christchurch, BH23 7AY

SPENCERS
NEW FOREST





The Property

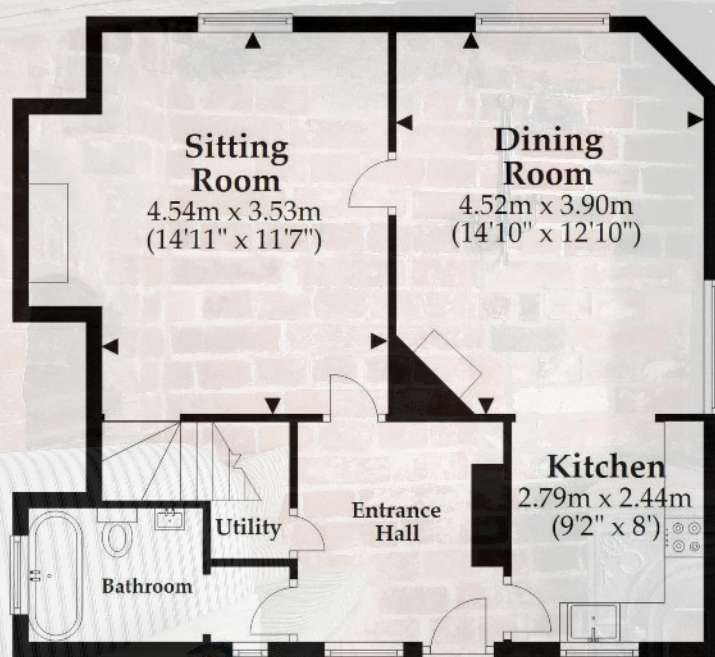
A stunning example of a modernised period property, which has been extensively renovated by the current owners whilst retaining its character and charm. The cottage is situated in the idyllic village of Sopley, nestled between the popular towns of Ringwood and Christchurch, with convenient access to both the coast and New Forest. Offering spacious living accommodation including an open plan kitchen/dining room, three double bedrooms and two bathrooms, with parking for several vehicles and a beautiful, mature cottage garden.

- Bright and spacious entrance hall featuring a brick fireplace (not in use), with attractive painted wooden floorboards which continue throughout the ground floor
- A beautifully presented open-plan kitchen/dining room comprising Shaker style fitted units, a Butlers sink, built-in oven and electric hob, with additional space for a fridge/freezer and dishwasher
- The dining area comprises a superb island unit providing additional storage, with a feature brick fireplace and a delightful double aspect over the gardens
- Well appointed living room featuring an impressive inglenook fireplace with an inset woodburning stove, comprising seats either side and the original bread oven
- The ground floor accommodation is completed by a stylish family bathroom fitted with quality sanitary-ware which includes a raised slipper bath with shower attachment, finished with wood-panelled walls and Travertine floor tiles
- Spacious first floor master bedroom with the benefit of a small walk-in wardrobe and an-ensuite shower room with oversized shower cubicle
- Two further double first floor bedrooms, the second bedroom with a feature fireplace and built-in cupboard

FLOOR PLAN

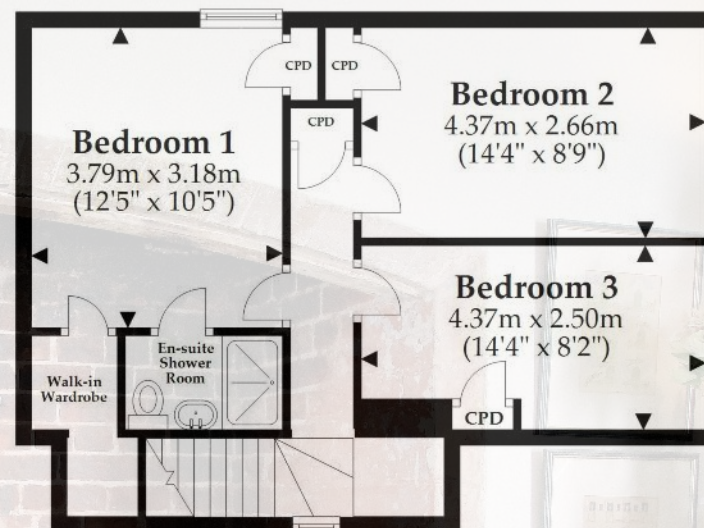
Ground Floor

Approx. 61.0 sq. metres (657.1 sq. feet)



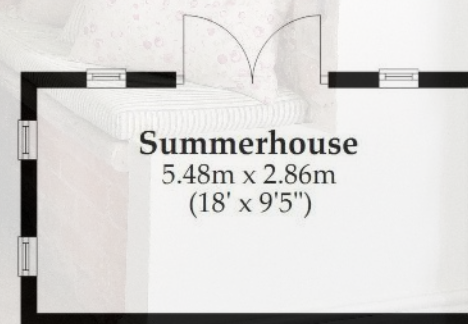
First Floor

Approx. 49.2 sq. metres (529.1 sq. feet)



Outbuilding

Approx. 15.7 sq. metres (168.7 sq. feet)



Total area: approx. 125.9 sq. metres (1354.9 sq. feet)

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





Grounds & Gardens

- The property is approached through a five-bar gate to a gravelled parking area, providing parking for several vehicles
- The beautiful, mature, cottage style gardens wrap around the property, consisting of sweeping lawns and a variety of established shrubs, trees and flowering plants
- The detached summerhouse is a good size and would be ideal as a home office or studio
- An external decking area provides a delightful sunny sitting area
- Please note; the property is completely Freehold and is accessed via a right of way through the Sopley Farm Buildings private estate - there is no maintenance to pay towards the estate as this property does not make up one of the collective properties



Services

Energy Performance Rating: F Current: 28 Potential: 71
 Council Tax Band: C
 Oil Fired Central Heating
 Available download speeds of up to 69 Mbps (Superfast)



Directions

From Ringwood, join the B3347 heading south towards Christchurch. Stay on this road for approximately 5 miles and as you approach Sopley, join the one way system; take the second left hand turn into Derritt Lane. After a short distance, turn right into Sopley Farm Buildings and follow the track all the way to the end, where you will come to the property in front of you.

The Situation

Sopley is situated within a conservation area on the edge of the Avon Valley and New Forest, between the popular coastal town of Christchurch and the historic market town of Ringwood. There is a village hall and a quality dining pub within easy walking distance and Sopley Primary School is just a short distance away, as well as other local private and state secondary schools. Christchurch is situated approximately 2.5 miles south offering an extensive range of independent and high street shops, boutiques, restaurants, cafes, hotels and the beautiful natural harbour which is home to two sailing clubs, a rowing club and plenty of water-based activities. The market town of Ringwood is approximately 6 miles north offering further shopping, leisure facilities and a good range of pubs, cafes and restaurants. The larger coastal town of Bournemouth with its famous beaches is also close by as are major transport links; the A31 and the M27 gives access to Southampton, the M3 and London beyond. Christchurch has a main line train station as does Bournemouth and Southampton plus the latter benefiting from having international airports.

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 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.



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

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