



Plot 8 Coles Yard

*Stuckton, Fordingbridge, SP6 2HE*

SPENCERS  
COASTAL







*Enjoying a wonderfully semi-rural position with views across open fields and farmland, this beautifully crafted barn-style home forms part of an exclusive courtyard development of just nine properties*

## The Property

You're welcomed into a spacious entrance hall with a convenient cloakroom/WC.

At the heart of the home is a bright and airy open-plan kitchen/dining space, thoughtfully fitted with a generous range of base, wall, and drawer units, contemporary worktops, and sleek bi-folding doors that open directly onto the rear garden — perfect for entertaining or simply soaking in the peaceful surroundings.

A separate, large sitting room also enjoys garden access via its own set of bi-folds.

Completing the ground floor is a versatile third bedroom, ideal as a guest room, study, or home office.

**OIEO £475,000**



1



3



2







*Designed with modern living in mind, the open-plan layout is light, spacious, and inviting*

### The Property Continued ...

Upstairs, the principal bedroom enjoys lovely countryside views and benefits from a stylish three-piece en suite bathroom with a bath.

There's a second well-proportioned bedroom, also with rural views and a modern family bathroom featuring a three-piece suite and bath.

### Property Video

Point your camera at the QR code below to view our professionally produced video.











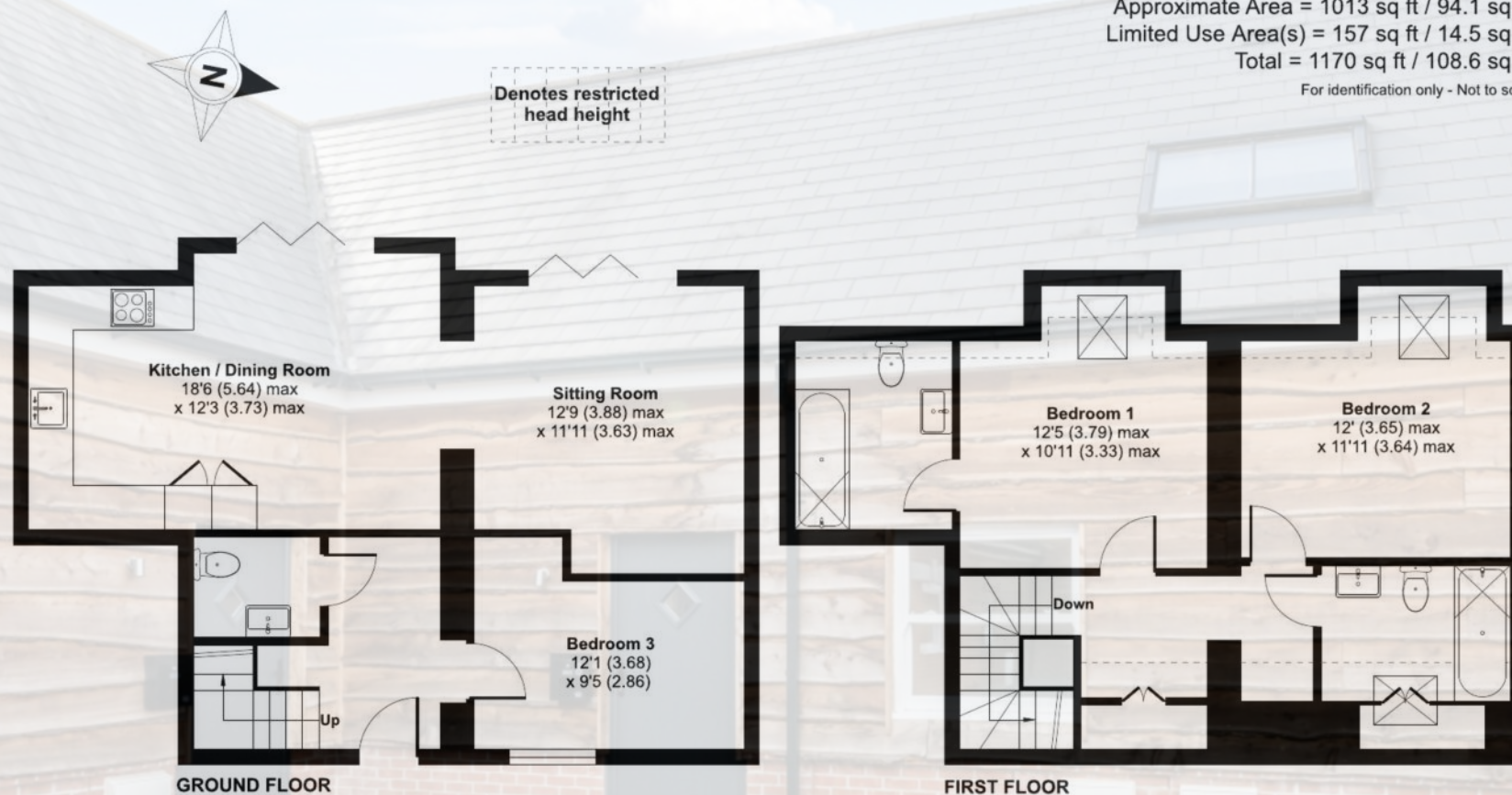
## 8 Coles Yard, Stuckton, Fordingbridge, SP6 2HE

Approximate Area = 1013 sq ft / 94.1 sq m

Limited Use Area(s) = 157 sq ft / 14.5 sq m

Total = 1170 sq ft / 108.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Spencers of the New Forest Ltd. REF: 1356074

## Important Information

Spencers Property 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.





*With immediate vacant possession, this is a rare chance to embrace peaceful countryside living in a truly special setting*

## Outside

Outside, the property benefits from allocated parking within a residents' parking area, along with a separate space for guest parking, bike storage and bin shed.

The rear garden will be mainly laid to lawn, complemented by a paved terrace — ideal for outdoor dining or relaxing.

A gated access leads to a communal walkway, providing convenient rear entry.

## Additional Information

Energy Performance Rating: TBC

Council Tax Band: TBC

Tenure: Freehold

Maintenance Charge: TBC

Services: Mains water, electricity and gas

Drainage: Private drainage system - cess pit

Heating: Zoned underfloor heating to the ground floor, radiators to the upper floor

Broadband: FTTC - Fibre to the cabinet

Mobile Coverage: No known issues, please contact your provider for further clarity

Parking: Allocated parking space with additional visitor parking

Electric Vehicle (EV) Charging Point: Yes









New Forest National Park



Fordingbridge Town

## The Local Area

Located in a wonderful, elevated position in the hamlet of Stuckton within the New Forest National Park, about a mile to the east of the Avon Valley town of Fordingbridge, which has a good array of shops including a Co-op and a Tesco Express.

Nearby are the New Forest villages of Frogham, Hyde, Godshill and Woodgreen, with local country pubs including The Three Lions, The Foresters and The Fighting Cocks just a short distance away. Other facilities include a local farm shop and primary school.

The New Forest National Park, which offers 140,000 acres of unspoilt open heath, moors, and stunning woodlands, is perfect for outdoor pursuits including horse riding, walking and cycling. Water sports and yachting centres are within easy reach, in particular, superb marinas at Lymington and Poole.

The New Forest market town of Ringwood is a short drive away offering a superb range of shops, boutiques, cafes, and restaurants, as well as good access via the A31 to both Bournemouth (to the west) and Southampton (to the east). The Cathedral City of Salisbury is about 8 miles to the north, offering a mainline railway station with regular services direct to London Waterloo in just under 90 minutes.

There are excellent schools in the vicinity, both State and private, and two local airports, one at Hurn (Bournemouth) and one at Eastleigh (Southampton).

## Points Of Interest

Hyde Church Of England Primary School	0.8 miles
The Foresters Arms, Frogham	0.8 miles
Fordingbridge Town Centre	1.2 miles
New Forest National Park (Open Forest)	1.6 miles
Fighting Cocks, Godshill	1.6 miles
The Burgate School & Sixth Form	2.0 miles
Ringwood Town Centre	7.0 miles
Salisbury City Centre	12.3 miles





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

E: 42 High Street, Ringwood, Hampshire, BH24 1AG

T: 01425 462 600 E: [ringwood@spencersproperty.co.uk](mailto:ringwood@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)