



Fish Street, Ripley, BH23 8EU

SPENCERS
NEW FOREST





The Property

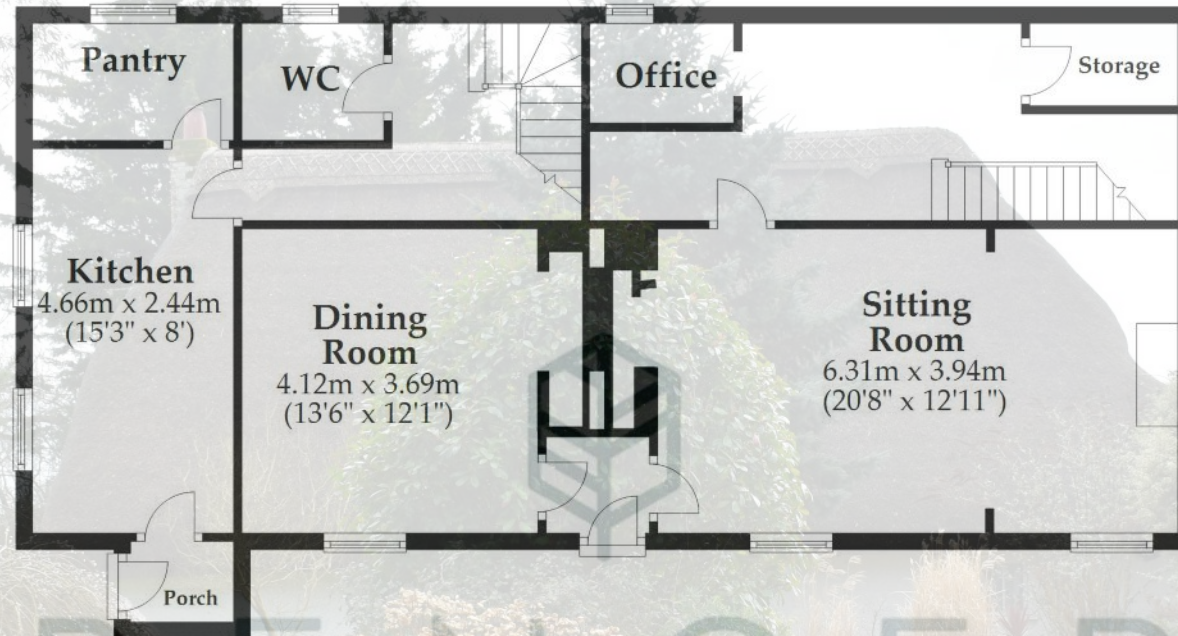
A wonderful opportunity to purchase a charming and delightful grade II listed thatched cottage in Middle Ripley, benefitting from grounds expanding to 0.6 acre. Originally being two separate cottages, which now form one, the property is mentioned in the Domesday books and has tremendous history. Massive potential to modernise and create a brilliant home or holiday home in this quintessential hamlet.

- Off road parking for multiple cars
- Storm porch providing rear access to the property
- Modern kitchen breakfast area with a spacious walk in pantry
- Ground floor WC
- Charming dining room / snug benefitting from a feature Dutch oven and further bread oven
- Large split level lounge with dual aspect windows, making it a fantastic family room
- Ground floor office
- Ground floor storage room / additional room neighbouring the feature stairs leading to bedroom three
- The central stairs lead to a lovely first floor landing with a focal point bay window facing the front garden
- Bedroom one is a large double bedroom with a walk in airing cupboard / wardrobe as well as a further storage cupboard
- Family bathroom featuring a WC, hand basin and bath
- Large second bedroom with good storage space
- Good sized third bedroom with own access if desired and space for a double bed and wardrobing
- Double car port and additional storage
- A variety of outbuildings as well as views across neighbouring farmers' fields

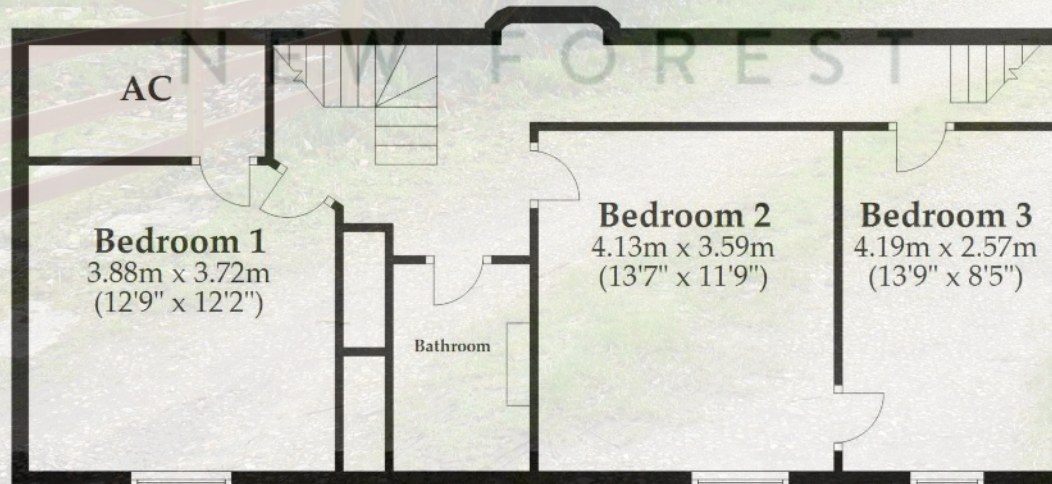
FLOOR PLAN

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

Ground Floor



First Floor





Services

- Grade II Listed
- Council Tax Band: F
- Oil Fired Central Heating
- Private Drainage
- Water and Electricity Connected

The Situation

The property is situated in a quiet road in the sought after hamlet of Middle Ripley, offering a good primary school in the neighbouring village of Sopley, and Bransgore village is only 3 miles distant, offering local shopping facilities. Situated on the edge of the Avon Valley and open forest between the popular coastal town of Christchurch and the historic market town of Ringwood. Christchurch is approximately 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 larger coastal towns of Bournemouth and Poole with their stunning beaches are also close by as are major transport links; the A31 and the M27; leading east to Southampton, the M3 and London beyond. Christchurch has a main line train station as does Bournemouth and Southampton.

Directions

From Ringwood High Street, follow Christchurch Road / B3347 for approximately 5 miles. Take a left onto London Road, and continue onto Fish Street for approximately 0.7 miles and the property can be found on your right hand side.



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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