



*Bickton, Fordingbridge, SP6 2HA*

SPENCERS  
NEW FOREST





A stunning five-bedroom period home which is located in the desirable and beautiful rural location of Bickton.

Built originally mid-19<sup>th</sup> century , this immaculate house has undergone substantial renovation which also included an extension, whilst keeping its original character.

This property is nicely positioned within generous gardens of approx one third of an acre backing onto fields.

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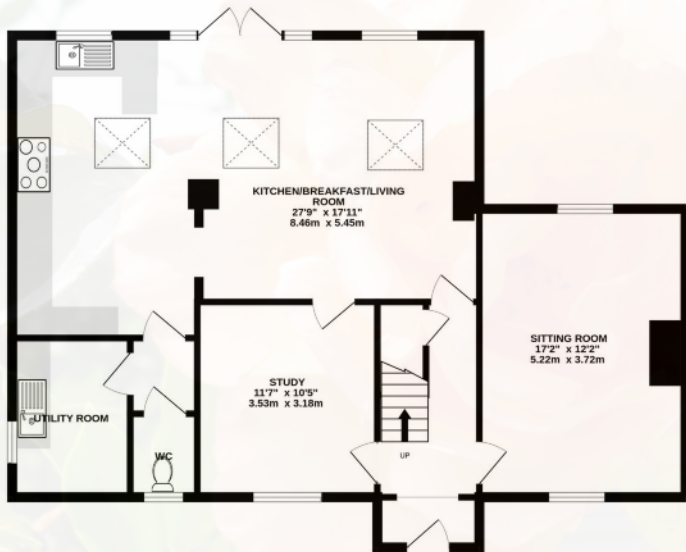


## The Property

- Bright and spacious entrance hall with attractive slate tiled floors
- Living room with double aspect featuring an open fireplace
- Magnificent open plan kitchen/living/dining room with impressive, vaulted ceiling and stunning slate flagstone floors with under floor heating
- Beautifully fitted kitchen with an excellent range of base, wall and drawer units with high quality quartz worktops
- Built in quality appliances include AEG induction hob with extractor over, AEG double oven and microwave, integrated fridge freezer and dishwasher
- There is plenty of space for living and dining room furniture and French doors leading out into the rear terrace and gardens
- Rear lobby off the kitchen leading to ground floor cloakroom and a separate utility room with an additional sink, space and plumbing for washing machine and drier and the gas fired boiler supplying the hot water and central heating system
- The ground floor study, to the front aspect is perfect for working from home
- Upstairs on the first floor is three generous bedrooms and a family bathroom with a modern three-piece suite including a panelled bath
- The master bedroom, with a pleasant front aspect, benefits from an ensuite shower room with a three-piece suite and tiled floors
- Stairs to second floor bedroom with an adjacent walk in wardrobe/dressing room

# FLOOR PLAN

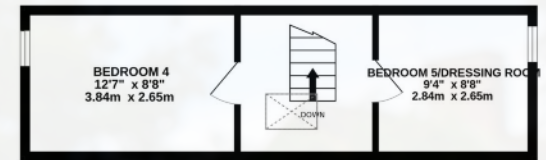
GROUND FLOOR  
977 sq.ft. (90.8 sq.m.) approx.



1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



2ND FLOOR  
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 1766 sq.ft. (164.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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## Grounds & Gardens

- The property is approached into a drive with plenty of parking leading to the detached double garage
- The rear gardens are extensive and boast long sweeping lawns with partly tree lined and fenced boundaries
- There is a generous patio adjacent to the rear of the property and a hot tub
- To the front of the property is a cottage style garden and pedestrian gate, access on both sides through wooden gates

## Services

Energy Performance Rating: D    Current: 57    Potential: 83

Council Tax Band: F

Heating: Gas

Drainage: Septic Tank

Ofcom broadband speeds up to: 71 Mbps (Superfast)

## Directions

Exit Ringwood along the A338 Ringwood to Fordingbridge road. After about three miles you will see a sign on your left signposted Bickton opposite Heron Road. Turn left here into Bickton and you will come to the property on your right signified by our For sale board.





Fordingbridge



New Forest



Forres Sandle Manor School

## The Local Area

Bickton is a hamlet nestled on the edge of the New Forest, one mile south of Fordingbridge and five miles north of Ringwood on the A338. The New Forest offers thousands of acres of natural heath and woodland, ideal for a range of outdoor pursuits, particularly walking, cycling and horse riding. Fordingbridge is a former market town enjoying an idyllic location between the heath and woodland of the New Forest and rolling chalk downlands of Cranborne Chase. The town has a high street of interesting independent shops, including an art gallery, bookshop, boutiques, and a great selection of pubs and restaurants. There are excellent local state schools in Fordingbridge which are in catchment. Also, within 3 miles are two preparatory schools - Moyles Court and Forres Sandle Manor, plus the following public schools are less than an hour away: Bryanston, Canford, Clayesmore, Goldolphin and Winchester. Salisbury, Southampton and Bournemouth are all less than half an hour away. Southampton Airport is a 30 minute drive across the Forest with twice hourly trains to London Waterloo, taking about 70 minutes. Alternatively, London is approximately a two hour drive - via the M27 & M3.

## 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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