



Godshill Wood, Fordingbridge, Hampshire, SP6 2LR

SPENCERS
NEW FOREST



HIGHFIELD HOUSE

GODSHILL WOOD • FORDINGBRIDGE • NEW FOREST

A simply stunning, 5/6 bedroom detached residence situated in the beautiful New Forest location of Godshill Wood.

Benefitting from complete privacy and tranquillity; the split level living accommodation really does make the most of the expansive outdoor entertaining space and New Forest backdrop beyond.

Internally, the home has been finished to the very highest standards, with luxurious kitchen, bathrooms and flooring throughout.

Driveway with great road access provides entry via secluded electric gates to a large pea shingle driveway with parking for multiple vehicles.





The Property

A bespoke canopy style porch provides access via a composite oak front door to a large entrance hallway benefitting from rustic cobbled flooring and shoe cupboard.

The inner hallway then provides access to :-

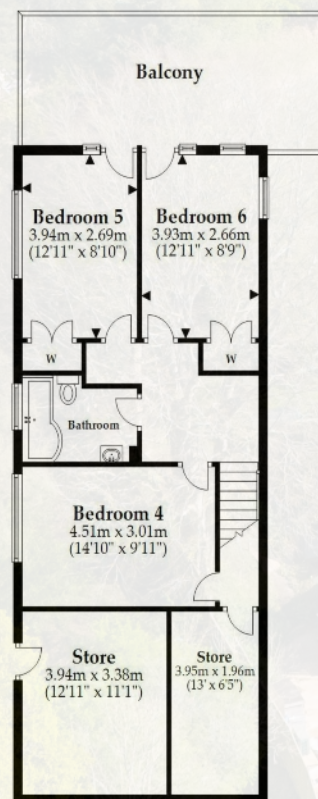
- The most exceptional, kitchen / diner, incorporating a bespoke hand made shaker style kitchen with quartz worktops, complimented by a feature kitchen island with a oak block top and light up cabinets below. The space flows effortlessly via herring-bone flooring and the dining / snug area rounds off the rooms country feeling with a standalone wood burning stove. The large space offers exceptional views over the rear patio and pool areas via several windows and two pairs of French doors.
- A homely sitting room with a treehouse-esque back drop and a corner positioned wood burning stove
- Principal bedroom suite with delightful southerly views, walk in wardrobe, luxurious en suite bathroom featuring a walk-in double shower, bath and twin basins. The bedroom is rounded offer with an incredible balcony offering panoramic garden views and further forest views beyond
- Second bedroom / reception room with a bespoke mezzanine floor above and southerly views via French doors that lead onto the rear patio
- Third bedroom, currently appointed as the principle study, benefitting from elevated easterly views; giving that real treehouse feeling once again
- Beautifully appointed WC
- Utility and plant room with a continuation of high quality of the fixtures and fittings from the kitchen. The plant room holds a pressurised cylinder.
- A smaller style study with westerly garden views.
- A sublime boot room incorporating a dog shower and WC.
- Access to the integral garage with twin opening doors. Via an integral door the second garage is accessible and has been transformed into a luxurious home gym with vaulted ceiling



FLOORPLAN

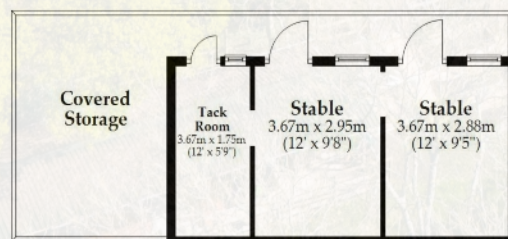
Lower Ground Floor

Approx. 75.4 sq. metres (811.2 sq. feet)



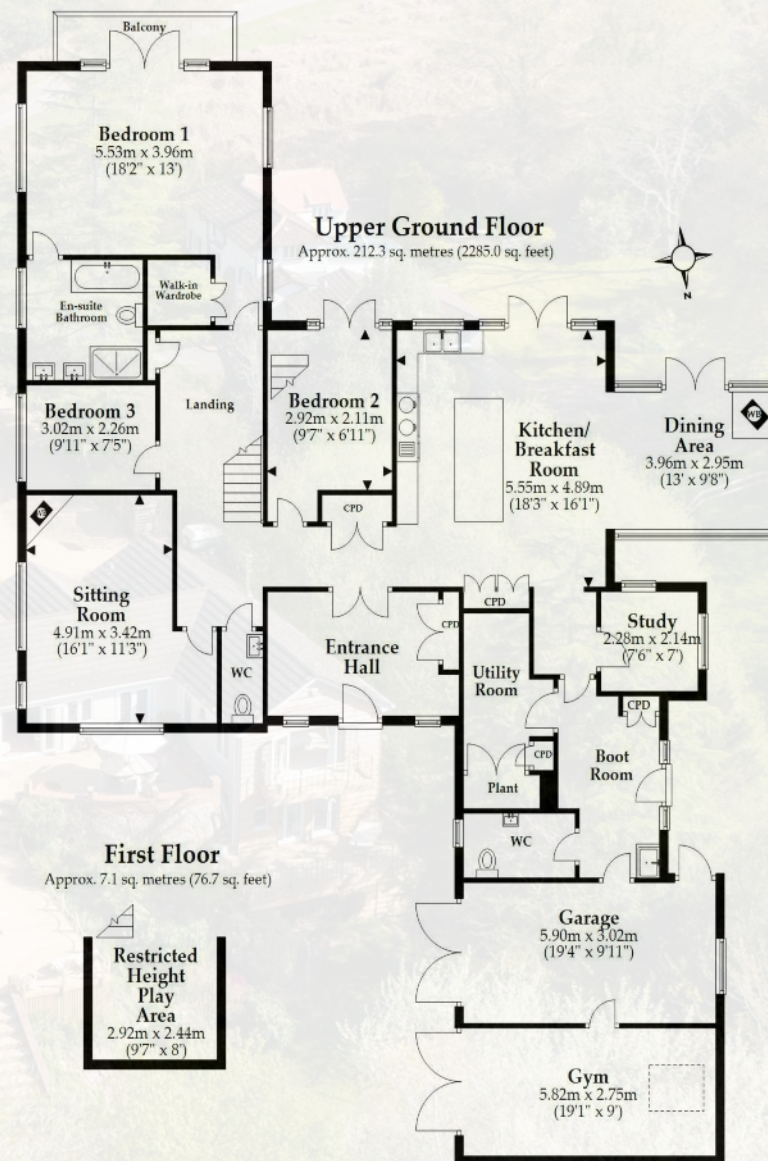
Outbuilding

Approx. 28.6 sq. metres (307.3 sq. feet)



Upper Ground Floor

Approx. 212.3 sq. metres (2285.0 sq. feet)



First Floor

Approx. 7.1 sq. metres (76.7 sq. feet)



Total area: approx. 323.3 sq. metres (3480.2 sq. feet)

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





The Property Continued ...

Stairs on the inner landing, then lead down to :-

- Three further bedrooms, two of which benefitting from fitted wardrobes and access onto a lower ground floor balcony / terrace
- Family bathroom with a beautifully appointed three piece family bathroom with panelled bath and under sink unit
- Outside, there is further access to the front of the ground floor areas. Currently arranged as storage at the moment, this great space could be converted by future custodians into a cinema room / ground floor bar etc.

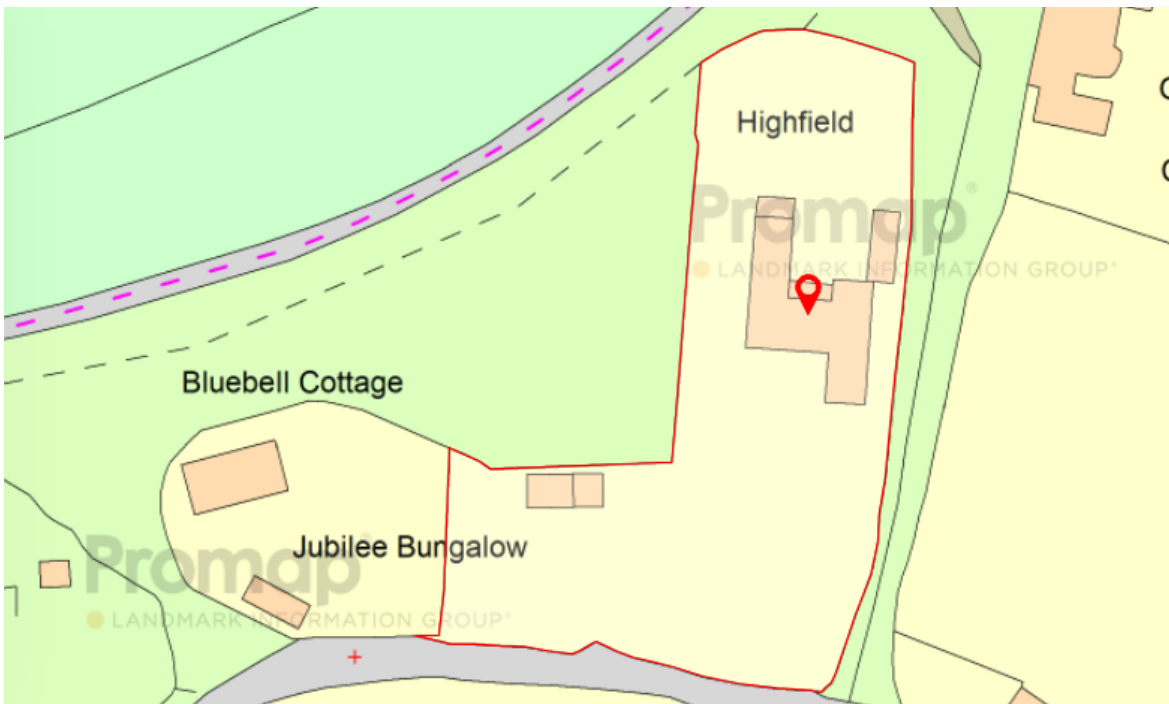
Situation

The property occupies a substantial plot which is located within the beautiful New Forest National Park, with direct access onto the open forest - offering thousands of acres of natural heath and woodland, ideal for riding, walking and cycling.

Close to the property is the village of Woodgreen, which is a delightful thriving village providing a local pub, post office/village store, village hall, church and village green, yet is just a short drive away from the small town of Fordingbridge, comprising a comprehensive range of shopping facilities and amenities as well as good schooling

The popular market town of Ringwood is approximately 8 miles away, providing an excellent range of high street and independent shops, boutiques, cafes and restaurants as well as supermarkets, two leisure centres and excellent state and private schooling.

The easily accessible A31 offers routes to the large coastal towns of Bournemouth and Christchurch (approximately 12 miles south via the A338), and Southampton (approximately 18 miles east via the M27). London is approximately 1.5 - 2 hours drive via the M3 heading north east.



Gardens and Grounds

Outside, the property is equally impressive. There is a blend of forest materials and colours. A tremendous rear terrace leads out from the main house and offers delightful seating space. Further beyond, is an elegant swimming pool, run via air source heating. The pool is surrounded by composite decking. Beyond the pool and terraces are sweeping lawns that offer great space for activities and the area is complimented via a variety of trees / planting to the borders and throughout. Un-converted stables form the remainder of the garden space and could be developed by future custodians into ancillary accommodation STPP. This could be a great way to create both home and income as there is a separate pedestrian access to the stabling, or an ideal retreat for working from home.

Services

Energy Performance Rating: E

Council Tax Band: G

Water and Electricity: Mains

Drainage: Private

Heating: Oil Fired

Directions

From Ringwood, join the A338 heading North towards Fordingbridge. After approximately 6 miles, take the exit for Fordingbridge. At the T junction turn right signposted to Godshill. Continue on for about two miles, passing Sandy Balls park on your left, and continue over the cattle grid, turning left into the lane immediately before the Fighting Cocks pub. Follow the road for ¼ mile before forking right towards Godshill Wood where the property will be situated after 200 metres on your left hand side.

Viewing

By prior appointment only with the vendors' sole selling agent, Spencers 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 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:

Spencers of Ringwood, 42 High Street, Ringwood, BH24 1AG

T: 01425 462600 E: ringwood@spencersnewforest.com

www.spencersnewforest.com