



Fairfields

Narrow Lane, Ringwood, BH24 3EN

SPENCERS
NEW FOREST





Spencers of the New Forest are pleased to offer this elegant double fronted Edwardian house which has been extensively and sympathetically extended and refurbished over recent years to create a substantial country home. Ideally positioned within four acres of grounds, this individual property is conveniently located between the market town of Ringwood and stunning New Forest National park.



Please scan to view the cinematic video tour



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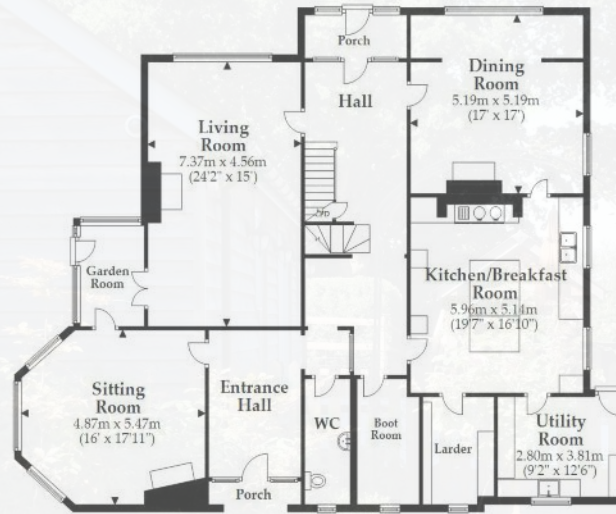
The Property

- Character features throughout including high ceilings, exposed floorboards, cast-iron radiators and authentic picture rails, cornicing, architrave and skirting
- Entrance door, framed by panelled windows providing an abundance of natural light, leading into the spacious entrance hall
- Sitting room with triple bay windows, comprising a wood-burning stove
- Inner hall laid with original woodblock flooring, with stairs leading down to the cellar and further doors to a cloakroom with Heritage sanitary-ware and a most useful purpose-built boot room
- Well-appointed living room featuring a stone fireplace with wood-burning stove on a granite hearth. Casement doors to the garden room with views of the gardens
- Bright double aspect dining room featuring an original cast iron fireplace (not in use), with an arch to a delightful snug area, enjoying a view of the gardens
- Stunning kitchen/breakfast room fitted with bespoke solid hand-painted units with granite work surfaces over and a large central island unit. Recess housing a Total Control AGA
- Appliances comprise; an integrated Miele dishwasher, Miele combination microwave oven, plumbed Fisher Paykel fridge/freezer, Butlers sink and Quooker instant boiling water tap. Further benefiting from a large walk-in larder cupboard (also housing the water softener) and a built-in window seat with storage
- Separate utility room with additional appliance space and fitted units
- Beautiful galleried landing featuring an original skylight, giving access to six bedrooms and the family bathrooms
- Impressive master bedroom suite with beautiful triple bay windows overlooking the gardens, and a stylish Perrin & Rowe bathroom suite including a freestanding slipper bath
- Five further bedrooms each with a fantastic rural outlook, bedroom three also benefitting from an en-suite
- A superb family bathroom suite comprising a walk-in shower, Victoria Albert freestanding bath and Duravit WC and vanity wash basin, finished with contemporary tiles
- Separate family shower room also fitted with Perrin and Rowe sanitary-ware, with a walk-in shower and attractive wall tiles

FLOOR PLAN

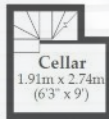
Ground Floor

Approx. 194.6 sq. metres (2094.7 sq. feet)



Basement

Approx. 7.0 sq. metres (74.9 sq. feet)



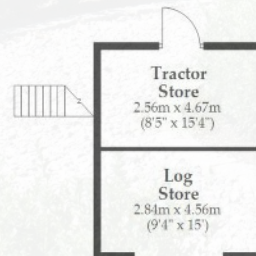
First Floor

Approx. 159.0 sq. metres (1711.5 sq. feet)



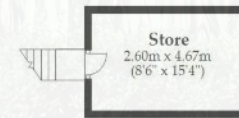
Outbuilding 2 Ground Floor

Approx. 25.4 sq. metres (273.1 sq. feet)



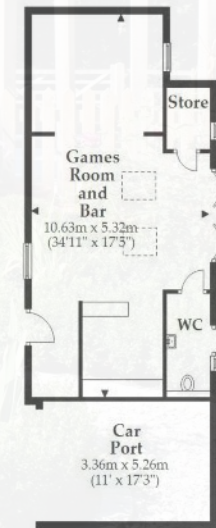
Outbuilding 2 First Floor

Approx. 12.1 sq. metres (130.7 sq. feet)



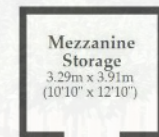
Outbuilding 1 Ground Floor

Approx. 72.1 sq. metres (776.2 sq. feet)



Outbuilding 1 First Floor

Approx. 12.9 sq. metres (138.5 sq. feet)



Total area: approx. 483.1 sq. metres (5199.6 sq. feet)

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





Grounds & Gardens

The gardens at Fairfields are a tonic for the soul and have been thoughtfully and carefully landscaped by the current owners.

A five bar gate and a long sweeping drive lead to a generous parking area adjacent to the Coach House and tractor/log store, with external staircase to a further store.

The gardens consist of mature shrubs amidst part-sloping lawns, bordered by attractive beech hedging. A stunning formal parterre garden is a delightful feature, comprising colourful bedding plants and box hedging, separated by gravel paths. Opposite the formal gardens is a superb all-weather tennis court.

The grounds overall amount to approximately four acres, which also includes a separate paddock enclosed by post and rail fencing.

The Coach House

The coach house has been converted into a comprehensive studio/games room/bar which is ideal for entertaining, comprising a bright open-plan space with bi-fold doors opening onto an adjacent terrace. There is a mezzanine level, a purpose built bar with fitted units to one end and a WC. Externally is an adjoining carport.



Directions

From the central Ringwood roundabout, join Southampton Road. Continue over the flyover, proceed for almost a mile and turn left, signposted to Cadnam/Southampton. Take the second exit at the roundabout, and then turn left into Narrow Lane. Follow the Lane almost to the end and you will find the entrance to the property on your left hand side.

Services

- Mains gas central heating
- Private drainage - Septic tank
- Energy Performance Rating: F Current: 26 Potential: 73 (pre refurbishment and extensions)



Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.





Hockey's Farm Shop



Moyles Court School

The Local Area

The property is situated in a semi-rural location close to the New Forest National Park, offering thousands of acres of natural heath and woodland, ideal for walking, cycling and horse riding.

Ringwood is approximately one mile distant, offering a comprehensive range of shops and facilities. This old market town is positioned on the edge of the New Forest, with easy access to the beautiful sandy beaches along the south coast.

It is an increasingly popular destination for home hunters; the old cattle market has been transformed into a stylish shopping quarter with names such as Hobbs, Joules, Waitrose and Waterstones, and a programme of events that includes live music and farmers' markets. The adjacent high street has retained its character, with a traditional weekly market, a fine selection of independents and a variety of stylish eateries.

Families are attracted by the sense of community and highly regarded local and private nursery's and schools within easy reach, such as Ellingham House, Moyles Court and Forres Sandle Manor.

For commuters, the easily accessible A338 provides a link to the larger coastal towns of Bournemouth and Christchurch, whilst the A31/M27 connects to Southampton, Winchester and London beyond via the M3 & M25

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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