



Hyde, Fordingbridge, SP6 2QH

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NEW FOREST





The Property

A delightful, sympathetically refurbished four-bedroom detached cottage, situated in the highly sought-after New Forest village of Hyde, within walking distance of Hyde Primary School, The Foresters Arms and The Royal Oak pubs, as well as The Potting Shed. An elegant blend of character and contemporary, this stunning home comprises a large open-plan kitchen/dining room in addition to three further reception rooms, and is situated in mature gardens approaching an acre.

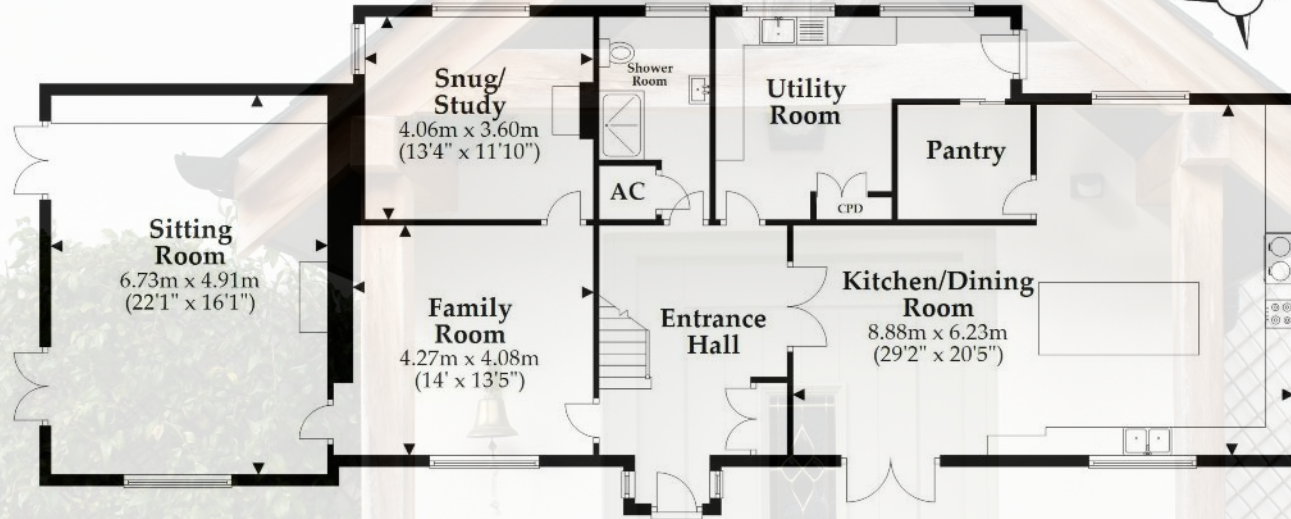
- Impressive full height ceilings to both the ground and first floor
- Spacious entrance hall with double built in cupboard, finished with engineered oak flooring which continues through to much of the living accommodation
- A well-proportioned, double aspect drawing room, featuring an inset wood-burning stove, two casement doors to the gardens and quality built-in library style shelving/cupboards
- A stunning open-plan kitchen/dining room, with beautiful limestone flooring, fitted with a quality bespoke kitchen with Quartz work surfaces and including a large matching island unit
- Integrated appliances include; an electric Aga, induction hob, Miele electric oven, dishwasher, Quooker boiling tap and microwave with additional space for a fridge freezer
- Useful large walk-in pantry and superb separate utility room with a range of further fitted cupboards, space for additional appliances and a Butlers sink
- Family Room (currently used as a games room) with an aspect to the front over the delightful gardens
- Snug/study with a double aspect featuring a gas stove (potential to be used as a ground floor bedroom if required)
- Ground floor shower room/cloakroom with large walk in shower
- LPG boiler - installed in 2018 - with underground gas tank supplying under floor heating to most of the ground floor
- Four first floor double bedrooms, all enjoying a wonderful view of the gardens
- Spacious double aspect master bedroom with dressing room and en-suite bathroom, comprising a vanity unit with basin and WC, a bath with screen and shower over as well as underfloor heating
- Family bathroom suite comprising a bath, separate shower cubicle, WC, vanity basin and underfloor heating



FLOOR PLAN

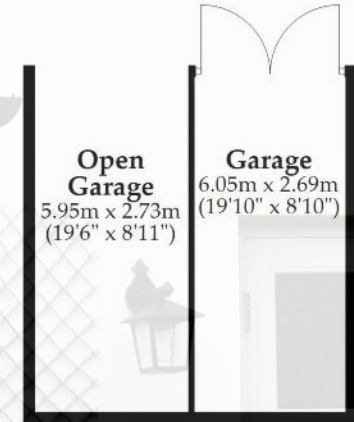
Ground Floor

Approx. 158.9 sq. metres (1710.1 sq. feet)



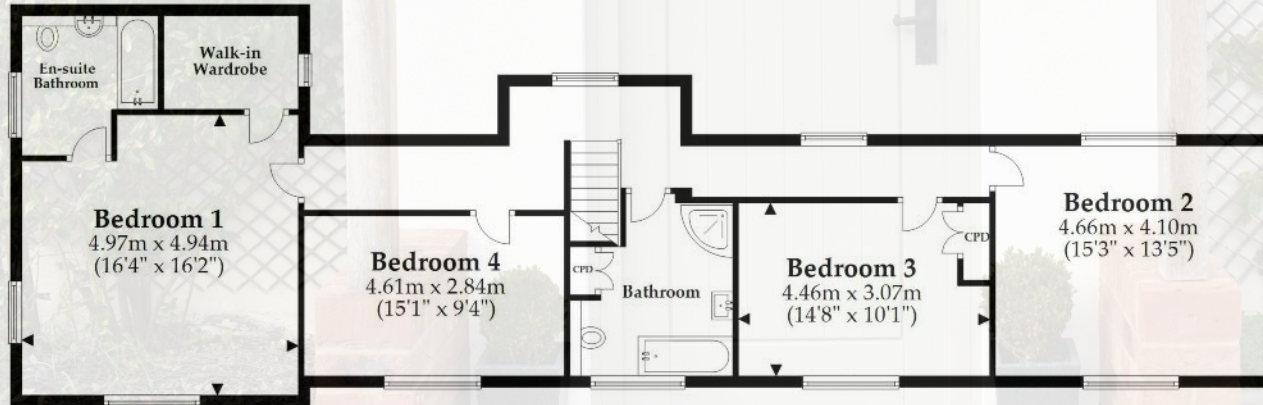
Outbuilding

Approx. 33.1 sq. metres (356.4 sq. feet)



First Floor

Approx. 105.5 sq. metres (1135.5 sq. feet)



Outbuilding

Approx. 6.1 sq. metres (65.5 sq. feet)



Total area: approx. 303.6 sq. metres (3267.6 sq. feet)

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





Grounds & Gardens

The property is accessed along a gravel track from the village road, with gates giving access to the drive and recently built oak framed double garage. The established south westerly aspect gardens are predominantly laid to lawn and provide much privacy, with mature hedges to the boundaries, specimen trees, a variety of well-stocked flower and shrub beds, vegetable plot and ornamental pond. A large raised patio, which benefits from a westerly aspect, lies adjacent to the drawing room, with steps down to the gardens. An additional patio provides a further entertaining area, with hot tub – available by separate negotiation. Further seating areas are located throughout the garden.

The Situation

The property is situated in the picturesque village of Hyde, within walking distance of Hyde Primary School, two country pubs, Hyde Village Hall, The Potting Shed & church. The neighbouring towns of Fordingbridge and Ringwood offer further amenities including independent and high street shops, supermarkets, leisure centres and cafes/restaurants. Hyde is located in the stunning New Forest National Park, providing thousands of acres of natural cycling and horse riding. The easily accessible A338 takes you to the cathedral city of Salisbury, with mainline railway station (approximately 18 miles south) and the bustling coastal towns of Bournemouth, Christchurch and Poole approximately 20 miles east (via the A31/M27) and is London approximately a two hour drive (via the M27/M3/M25).



New Forest National Park



Moors Valley Country Park



Ferndown Golf Course



Moyles Court School

Services

Energy Performance Rating: E

Council Tax Band: G

Calor Gas

Treatment Plant

Ofcom Broadband Speed: 1,000 Mbps Ultrafast

Directions

From Ringwood, join the A338 heading North towards Fordingbridge. After approximately 4.5 miles, turn right into Hern Lane. Continue for a further mile, and access to the property can be found on your left hand side (approximately 100 yards after the turning for Hungerford Hill on your right).

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 for 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:

42 High Street, Ringwood, Hampshire BH24 1AG

T: 01425 462600 E: ringwood@spencersnewforest.com

www.spencersnewforest.com