



*Frogham Hill, Stuckton, Fordingbridge, SP6 2HH*

SPENCERS  
NEW FOREST





An immaculate, four / five bedroom detached bungalow which is set in peaceful and private grounds, within the new forest national park, just a short walk from the open forest.

This property features a generous south facing rear garden, extending to 1.08 acres, as well as ample garaging and parking, well-appointed accommodation and a separate office/games room.



 2  4/5  2





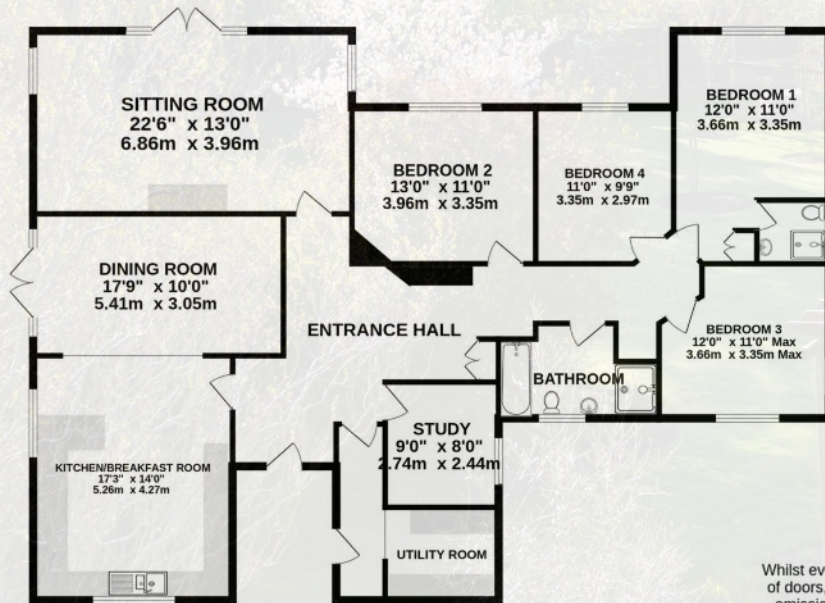


## The Property

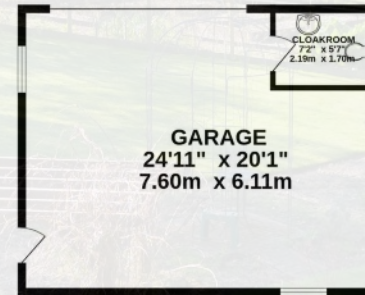
- A bright and welcoming entrance hall with feature log burner effect fire which leads into an impressive open plan kitchen/dining/snug area with doors that open out into the garden
- A fully integrated kitchen with a good range of base, wall and drawer units, LED recessed plinth lights, integrated wine rack, a Rangemaster cooker with six ring gas hob and matching extractor fan over
- A utility/boot room which has direct access to the garden
- Triple aspect living room featuring an inglenook fireplace with log burner stove and double doors that lead out onto the patio
- A contemporary, four piece family bathroom suite services bedroom two, three and four
- Single bedroom five currently being used as a snug/hobby room
- Bedrooms two, three and four are a generous size with a pleasant aspect over the gardens
- The principal bedroom also enjoys views across the rear garden and features a three piece en suite
- Home office/games room over large double garage/workshop with access from elevated balcony with views over garden

# FLOOR PLAN

GROUND FLOOR



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



Garage – 46 sq.m



Home Office – 32 sq.m

TOTAL FLOOR AREA : 1773sq.ft. (164.7 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

A long gravel driveway leads up to the property with ample parking, a double garage and attached log storage. This property further benefits from a large room above the garage, ideal for a home office or games room.

The gardens are beautifully maintained and landscaped with well matured trees and shrubs bordering the premises. An extensive patio area sits adjacent and to the rear of the property, ideal for alfresco dining and entertaining with a southerly aspect. There is further potential to build further garaging and storage STPP.





## The Situation

This desirable home is situated in the beautiful village of Stuckton, which is located in the parish of Hyde and approximately 1.2 miles from the town of Fordingbridge. The market town of Ringwood is a short drive away, offering a superb range of shops, Waitrose, boutiques cafes and restaurants as well as good access via the A31 to both Bournemouth and Southampton. The larger city of Salisbury is approximately 13 miles away, offering a mainline railway station running to London Waterloo in just under 90 minutes. There are excellent schools, both state and private, in the area.

## Directions

Exit Ringwood along the A338 Ringwood to Fordingbridge road passing through Ibsley and the Old Beams pub, then after passing a garage turn right signposted to North Gorley and The Royal Oak pub into Lawrence Lane. At the end of this lane turn left taking you through North Gorley passing The Royal Oak pub. At the end of this lane turn right, and then left after 100 yards, onto Hyde lane. At the end of Hyde lane turn right at the T junction and the property will be found on the right.

## Points Of Interest

Fordingbridge	1.2 miles
The Foresters Arms	0.5 miles
Salisbury	13.2 miles
Ringwood	6.7 miles
Forres Sandle Manor	2.6 miles
Moyles Court School	3.5 miles

## Services

Energy Performance Rating: C Current: 74 Potential: 93

Council Tax Band: F

Available download speeds of 1000 Mbps (Ultrafast) (Ofcom)

Air source Heat Pump / Integrated with boiler stove log burner

LPG to Rangmaster Hob

Solar Panels to roof

Private Drainage

## Viewing's

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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