



 Yew Tree House

Fritham, SO43 7HH

S P E N C E R S





Yew Tree House

• Fritham •

Offered to the market for only the second time in over 50 years, this exceptional home is approached via an elegant gated entrance. Privately positioned within its grounds, the property enjoys a particularly attractive approach framed by immaculately maintained gardens. The idyllic setting provides a rare sense of seclusion while exuding timeless charm. The current owners have undertaken a comprehensive and thoughtful renovation, resulting in a home that effortlessly combines the traditional warmth of a country house with high-quality contemporary finishes.







The Property

- Welcoming entrance hall leading to all the living areas and first floor accommodation.
- Lounge with an attractive double aspect, with woodburning stove on a brick hearth and French doors opening onto the gardens.
- Impressive bespoke fitted kitchen with a range of base, wall and drawer units, with Granite worktops and stunning lime Flagstone floors.
- High specification built in Bosch appliances, including a double oven and grill, induction hob with extractor, a two-oven gas fired AGA and an Samsung fridge freezer.
- Dining room with engineered oak floors and an open fireplace, with a fitted wood burning stove.
- Sitting room with views over gardens, engineered oak floors and a recessed, built in gas flame effect fire. This room could also be utilised as a ground floor bedroom if desired.
- Separate utility room with additional Belfast sink, space and plumbing for washing machine and dryer, built in storage cupboards and a cloakroom.





The Property Continued

- Upstairs, there are three first floor bedrooms and two bathrooms, all with pleasant views of the surrounding countryside and forest.
- The principle bedroom features an attractive double aspect, built in wardrobes, a dressing room and an ensuite shower room with a modern and stylish three piece suite, including an oversized shower.
- Bedroom two benefits from built-in wardrobes, while bedroom three includes an airing cupboard. These rooms are served by a generous family bathroom featuring a modern three-piece suite, including a panelled bath and fully tiled walls.

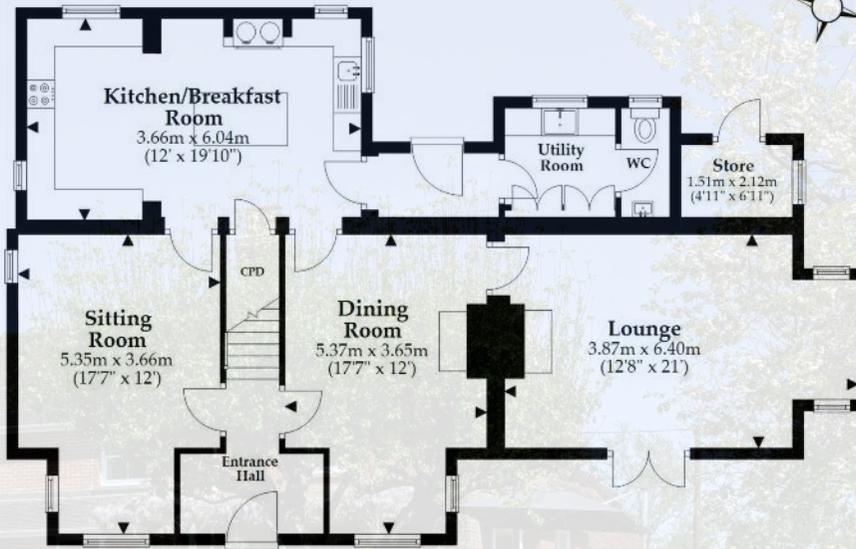
Additional Information

- Tenure: Freehold
- Council Tax Band: G
- Mains connection to water and electricity
- Gas fired central heating and two oven Aga (LPG)
- Private drainage system
- Energy Performance Rating: D Current: 65D Potential: 75C
- FTTP - Full fibre to the property
- Ofcom broadband speed of up to 1800 Mbps (Ultrafast)
- Planning permission was granted in 2018 for an extension to the kitchen, allowing for the addition of a walk-in larder, utility room and an L-shaped kitchen/breakfast area (plans available on request).
- Rights of common enabling the right to graze livestock
- Pannage rights
- Fuelwood allocated annually by the Forestry England (Cordage rights)

FLOOR PLAN

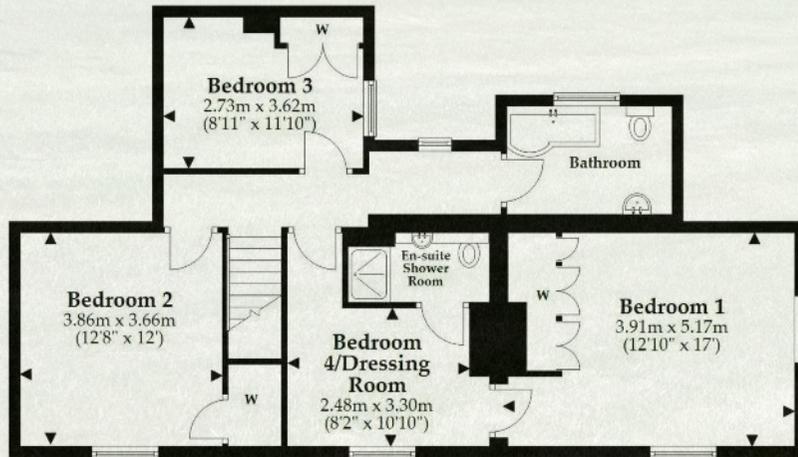
Ground Floor

Approx. 104.7 sq. metres (1127.1 sq. feet)



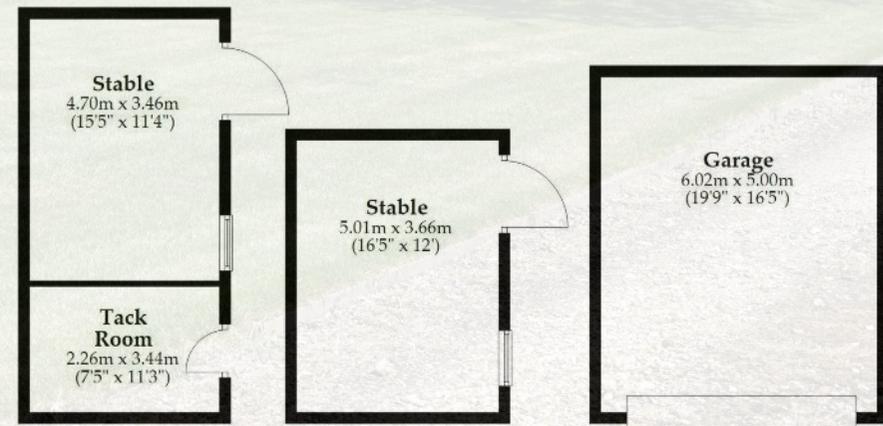
First Floor

Approx. 78.5 sq. metres (845.3 sq. feet)



Outbuildings

Approx. 72.8 sq. metres (783.9 sq. feet)



Total area: approx. 256.1 sq. metres (2756.2 sq. feet)

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









Grounds and Gardens

The property is approached via electric gates, opening onto a long, sweeping shingle driveway that leads to the house and continues to a generous rear forecourt providing ample parking. The property is set within 2.02 acres of beautifully maintained grounds, comprising neatly landscaped lawns (amounting to approximately 0.7 acres), a surrounding paddock and a woodland area (amounting to approximately 1.3 acres), all offering privacy and seclusion. A spacious, south-facing patio provides the ideal spot for al fresco dining and relaxing in the sun throughout the afternoon. A variety of outbuildings further complement the property, including two stables, one set on hard standing with rubber floor matting and half-height rubber wall lining, finished with plywood and a second well-equipped stable and tack room installed in 2017, also featuring rubber flooring and wall lining, finished with plywood. The stable in the paddock also benefits from solar panels. Additionally, there is a detached double garage, garden shed and greenhouse, offering ample storage and practical space for country living.



The Local Area

Yew Tree House lies at the heart of the ancient village of Fritham, a designated Conservation Area entirely surrounded by the New Forest National Park. The property itself enjoys far reaching views across the New Forest and has access to the numerous walks around the parish. The highly regarded school of Embley is just a 15-minute drive away as well as several other schools such as Moyles Court, King Edward VI in Southampton and the Grammar schools of Salisbury. Junction 1 of the M27 is under 4 miles away and links to the M3 for London and Winchester. The cathedral city of Salisbury (14 miles) and the market town of Romsey (9 miles) are easily accessible, as is Southampton city centre (15 miles). From the central railway station London Waterloo is about 80 minutes, with an alternative journey time of around 70 minutes from Southampton Airport Parkway (16 miles).







For more information or to arrange a viewing please contact us:

42 High Street, Ringwood, Hampshire. BH24 1AG
T: 01425 462600 E: ringwood@spencersproperty.com

www.spencersproperty.com