



*Ibsley, Ringwood, Hampshire, BH24 3PR*

SPENCERS  
PROPERTY









## IBSLEY • RINGWOOD • HAMPSHIRE

*A most appealing five bedroom detached Georgian equestrian residence, perfectly situated along a country lane, within grounds amounting to approximately 9 acres, with the open forest only about 200 yards away.*

*Ibsley Grange, exudes tremendous flair and character. Its long history includes a period when it was commandeered, by the RAF and used as lodgings for air crew who were based at RAF Ibsley Air Station, they were involved in the D day landings and Dambuster raids.*

*The house has been upgraded by the current owners and retains many period features which include, lovely open fireplaces, tall, elegant ceilings, exposed floorboards in many of the rooms, Flagstoned floors in the kitchen and many original internal doors.*

*The grounds are split into 5 paddocks with formal gardens and a walled kitchen garden. There are many outbuildings, including pole barn stabling, field shelters and a full-size manege.*

*Guide Price £2,500,000*

*Main Residence...*

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## The Accommodation

- Beautiful reception hall with tall, vaulted ceiling and open fireplace, attractive exposed original floorboards
- Twin casement doors leading into an impressive formal dining room with open fireplace and wood burning stove, built in cabinet with shelving
- A delightful living room with double aspect through original shuttered windows, a grand open fireplace and original exposed floorboards
- The attractive study overlooking the private front gardens has a brick-built fireplace with built in cabinets and shelving either side of the fireplace
- Family room featuring stunning engineered oak floors and open fireplace with built in wood burning stove and French doors leading out onto a large rear terrace
- A generous open plan kitchen/breakfast room, which features the original Flagstone floor. An excellent range of base, wall, and drawer units with marble work tops
- Good quality built in appliances including Smeg electric oven and hob, dishwasher, gas fired AGA and space for an American style fridge/freezer. Ample space for family dining table and chairs
- Large, fitted utility room with Belfast sink, oak work tops and range of fitted units and storage cupboards; provision for a washing machine and dryer
- Boot room, with attractive part panelled walls and built in storage cupboards and a Shower/cloakroom with a luxury period style three-piece suite including an oversized shower, both with appealing Marlborough tiles on the floor and shower walls







# FLOORPLAN

## Ground Floor

Approx. 243.4 sq. metres (2619.5 sq. feet)



## First Floor

Approx. 139.5 sq. metres (1502.1 sq. feet)



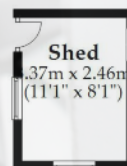
## Garage

Approx. 55.7 sq. metres (599.5 sq. feet)



## Outbuilding

Approx. 8.3 sq. metres (89.2 sq. feet)



Total area: approx. 446.9 sq. metres (4810.3 sq. feet)

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





## The Accommodation Continued ...

- A grand and original staircase leads to a galleried landing and access to the five double, first floor bedrooms with three bath/shower rooms
- The impressive triple aspect principle bedroom benefits from far reaching views of adjacent fields, quality built in wardrobes and a modern ensuite shower room
- Most of the bedrooms have built in wardrobes and two of the bedrooms still have the original cast iron fireplaces
- A modern family bathroom with a three-piece suite including a panelled bath and an attractive Neptune washstand with a granite surround. And airing cupboard housing new Mega flow tank

## The Local Area

This desirable home is located along a country lane in the small village of Ibsley, just a short distance from the cattle grid, open forest and a level walk to the local pub. The nearby village of Gorley has a popular farm shop whilst the old market town of Ringwood is 3 miles to the south and offers a choice of supermarkets, coffee shops and eateries.

The old cattle market in Ringwood has been transformed into a stylish shopping quarter with names such as The White Company, Hobbs, Joules, Waitrose, 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 and a selection of independents, a new artisan bakery, and a variety of decent eateries such as Framptons and Lovility.

Families are attracted to the area by the sense of community, rural lifestyles, superb infant and junior schools, and highly regarded secondary school. For the commuter, the cities of Salisbury and Southampton are easily reached via the A338 and the A31 and London is only 2 hours distant, via the M3. The larger shopping towns of Bournemouth (10 miles south) and Southampton (20 miles east), both with their airports are easily accessible.









## Gardens and Grounds

- The property is approached through twin wooden gates into a sweeping gravel drive which leads to the parking area in front of the detached garage and adjacent stable block
- Two five bar gates lead to a courtyard parking area which is adjacent to the front lawns
- The gardens and grounds surround the house with 5 separate paddocks with post and rail fencing
- The delightful rear garden consists of a partly raised lawn interspersed with trees and steps leading down to a generous stone paved rear terrace
- A gate leads through to the side and walled kitchen garden and fruit trees. There is a useful barbeque area, store and boiler room
- Leading from the rear garden there is access through a metal five bar gate into the yard and pole barn, water supply and manege
- The paddocks have a field shelter and there is water supply via self filling water troughs. There is a separate access from the paddocks to the road





## Points Of Interest

As the crow flies:

Forres Sandle Manor School	4.9 miles
Moyles Court	1.1 miles
Waitrose	2.4 miles
The Alice Isle	1.4 miles
The Royal Oak	2.3 miles
Hockeys Farm Shop	1.1 miles
Ringwood Town Centre	2.5 miles
Fordingbridge Town Centre	3.0 miles
David Lloyd	3.2 miles







## Services

Council Tax Band: H  
Mains Electric, Gas and Water  
Private Drainage System  
Energy Performance Rating: TBC  
Broadband Speed (Ofcom): 80Mbps

## Directions

From Ringwood, take the A338 towards Fordingbridge. Directly before the Old Beams pub, turn right into Mockbeggar Lane signposted. Ibsley Grange can then be found on the 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.spencersproperty.co.uk](http://www.spencersproperty.co.uk)