

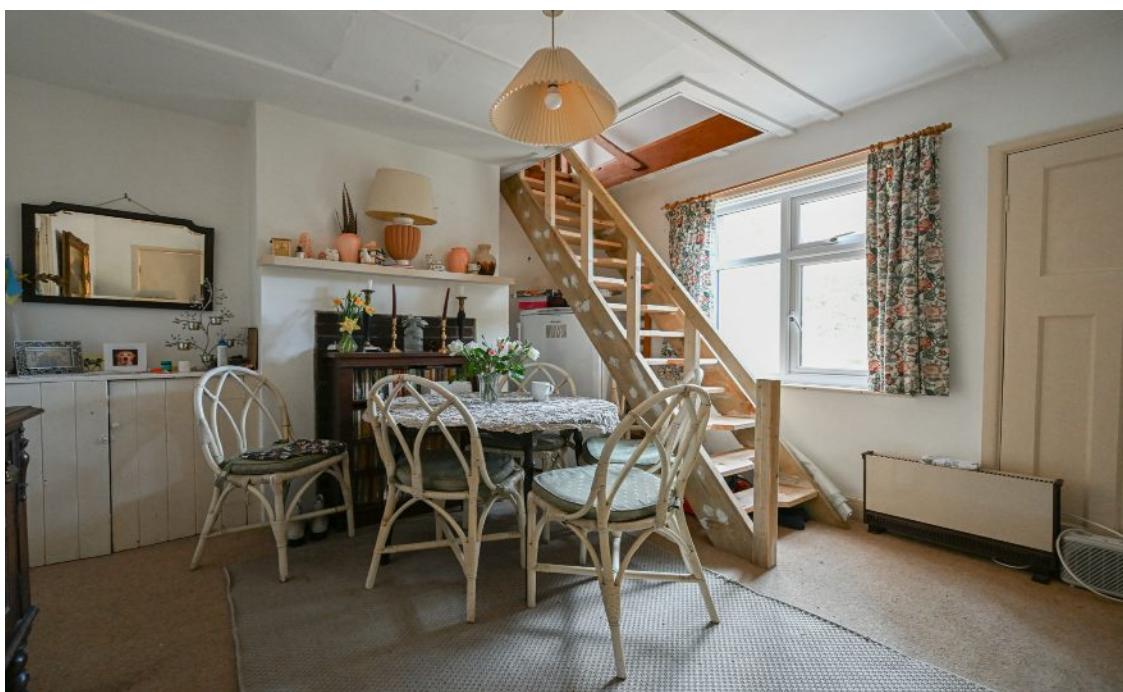


Homelea

Furze Hill, Fordingbridge, SP6 2PX

SPENCERS





The Property

A rare opportunity to acquire a property with significant potential, set within the stunning surroundings of the New Forest National Park. Offered to the market for the first time in a generation, this detached bungalow sits on an impressive plot of approximately 1.6 acres, enjoying picturesque rural views and direct access onto the open forest.

Positioned in the highly sought-after and peaceful hamlet of Furze Hill, Homelea occupies an elevated, set-back position, providing both privacy and a wonderful sense of seclusion. This is a truly exciting prospect for a purchaser looking to renovate, extend, or even rebuild (subject to the necessary planning permissions), creating a dream home in a highly desirable location.

The property includes a pleasant wooded area of approximately 1.42 acres, along with a private and secluded rear garden. An attractive driveway approach leads to a substantial parking area, offering space for several vehicles. The stunning grounds are mainly enclosed by mature trees and hedging, creating a wonderful sense of peace and privacy.

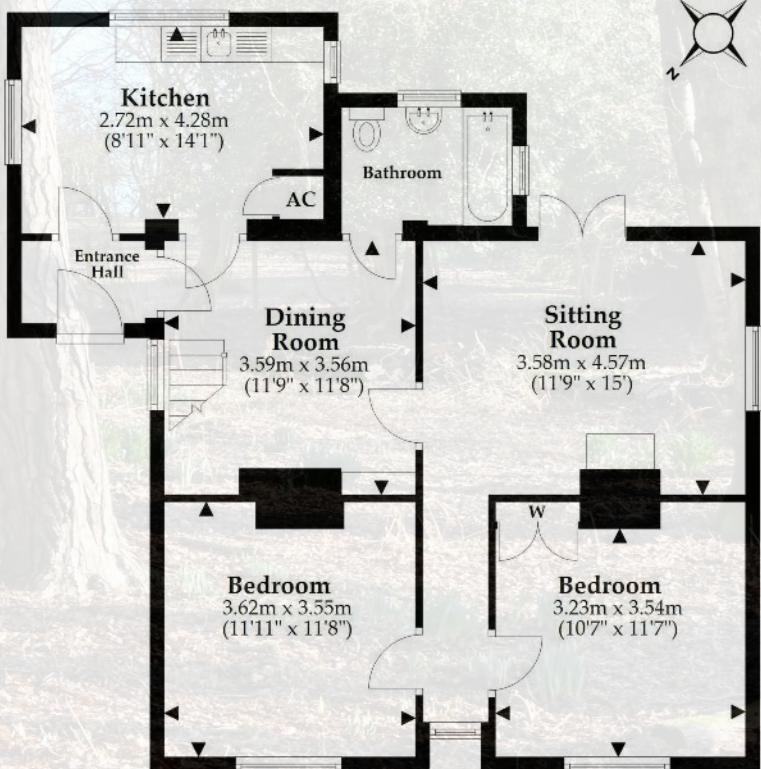
The accommodation comprises:

- Welcoming dining hall/reception area
- Kitchen with breakfast area, benefiting from a double aspect and enjoying pleasant views across the grounds
- Spacious family bathroom with attractive tiling
- Generously proportioned living/dining room with French doors opening onto a patio area
- Large principal bedroom with a delightful outlook over the surrounding plot
- Further double bedroom with ample space for wardrobes

FLOOR PLAN

Ground Floor

Approx. 79.9 sq. metres (859.8 sq. feet)



First Floor

Approx. 29.8 sq. metres (320.8 sq. feet)



Outbuilding

Approx. 11.2 sq. metres (120.1 sq. feet)



Total area: approx. 120.8 sq. metres (1300.6 sq. feet)

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







Directions

Exit Ringwood along the A338 Ringwood to Fordingbridge road, continue along this road until you reach the Old Beams public house on your right, turn right here into Mockbeggar lane and at the end of this road after crossing the cattlegrid turn left and continue through Ibsley. Pass the garage on your left and then pass Hockeys farm on your right then take the right hand fork to Ogdens. The property can be found down this road indicated by a Spencers 'for sale' board.

Services

- Council Tax Band: E
- Energy Performance Rating: E Current: 43E Potential: 81B
- Private Drainage (Septic Tank)
- Ofcom Broadband Speeds of up to 18000 Mbps (ultrafast)

The Situation

Located in a picturesque and peaceful hamlet within the New Forest National Park, this charming home offers excellent access to nearby Gorley Common, a perfect spot for outdoor pursuits including walking, cycling and horse riding. Within walking distance are the local farm shop, Hockey's and the popular Royal Oak Public House. The surrounding new forest offers thousands of acres of natural heath and woodland, an outstanding natural beauty spot where new forest ponies, donkeys and cattle roam free.

Important Notice

Spencers 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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