



ADVANCE NOTICE  
ROAD CLOSURE  
TUESDAY 10 SEPTEMBER  
SATURDAY 13 SEPTEMBER  
10.00 AM - 4.00 PM



Netherbrook House

Christchurch Road, Ringwood, BH24 1DR

SPENCERS  
NEW FOREST













## The Property

Netherbrook House has early 18<sup>th</sup> century origins with later additions in the 19<sup>th</sup> and 20<sup>th</sup> century. Built in 1703, this grade two listed home has dual use both being residential and commercial, and is currently being used as a home and Antiques shop. This beautiful character home retains many of the original period features which in particular includes a spectacular fireplace built specifically for one of the previous owners.

The downstairs of the property is currently being utilised as an Antiques shop and business and the upstairs is used as family accommodation

Entrance hall with beautiful flagstone floors and part oak panelled walls , stairs to first floor accommodation

Two stunning reception rooms with bay windows and original period fireplaces, one of which is of historical interest

Kitchenette, store, and sales area

There are several offices and a boiler room, rear hall leading to a conservatory and adjoining workshops

Upstairs the living accommodation comprises:

Kitchen with built in range of base , wall and drawer units , separate breakfast area.

Cloakroom

Separate dining room, drawing room shower room principal bedroom with adjoining dressing room and snug, further bedroom and bathroom with three-piece suite

Stairs leading to second floor accommodation comprising three further bedrooms and shower room with three-piece suite

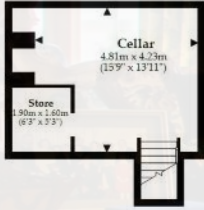


# FLOOR PLAN

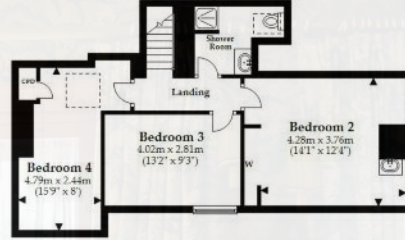
**Ground Floor**  
Approx. 236.4 sq. metres (2544.8 sq. feet)



**Basement**  
Approx. 24.4 sq. metres (262.7 sq. feet)



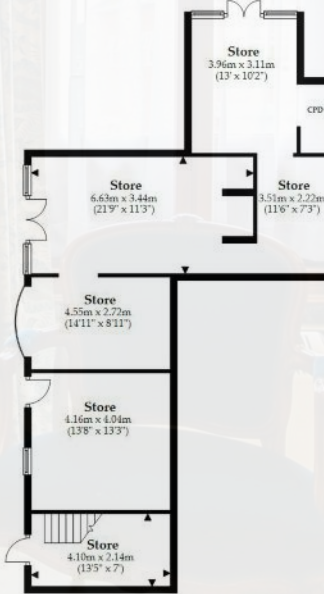
**Second Floor**  
Approx. 34.1 sq. metres (362.5 sq. feet)



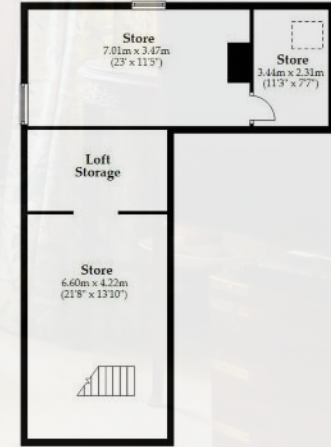
**First Floor**  
Approx. 165.7 sq. metres (1783.6 sq. feet)



**Outbuilding Ground Floor**  
Approx. 83.9 sq. metres (903.6 sq. feet)



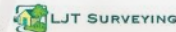
**Outbuilding First Floor**  
Approx. 71.1 sq. metres (765.6 sq. feet)



**Outbuilding**  
Approx. 26.5 sq. metres (285.3 sq. feet)



Total area: approx. 662.2 sq. metres (7128.2 sq. feet)  
This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







Furlong Shopping Centre



New Forest

## Situation

The property is conveniently situated within walking distance of the historic market town of Ringwood, excellent local schools and the David Lloyd leisure centre. Ringwood is situated on the edge of the Avon Valley and the New Forest National Park and offers a superb range of independent and high street shops, boutiques, cafes and restaurants. The easily accessible A338 provides a direct route to the larger coastal towns of Bournemouth and Christchurch (approximately 8 miles south), and to the city of Salisbury (approximately 18 miles north), and the A31 links to Southampton (approximately 18 miles east via the M27) and London, approximately 2hrs distant (via the M3 & M25). There are international airports at both Southampton and Bournemouth.

## Services

Energy Performance Rating: Grade II Listed Property  
Council Tax Band: C  
Drainage: Mains Connected  
Heating: Mains Connected  
Available download speeds of 1000 Mbps (Ultrafast)





## Gardens and Grounds

Gates leading in from Christchurch road to a large parking forecourt and access to several storage buildings. These buildings are separate from the house and consist of five separate storage areas. The partly walled gardens offer much seclusion with attractive lawns surrounded by mature hedges, plants and trees.

## Directions

Exit our offices and continue along the high street in a southerly direction, continue until you reach a roundabout and turn right onto Christchurch road and after a short distance you will come to Netherbrook house on your right.



## Viewing

By prior appointment only with the vendors joint 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:

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