



Froham, Fordingbridge, SP6 2HT

SPENCERS
NEW FOREST





A simply magnificent four bedroom forest residence situated within the highly desirable north New Forest village of Frogham. The property benefits from glorious uninterrupted South Westerly forest views across thousands of open forest acreage. With sublime features such as a large conservatory that focuses and opens onto a pristine rear garden with the backdrop and access to the forest itself.



Please scan to view the cinematic video tour



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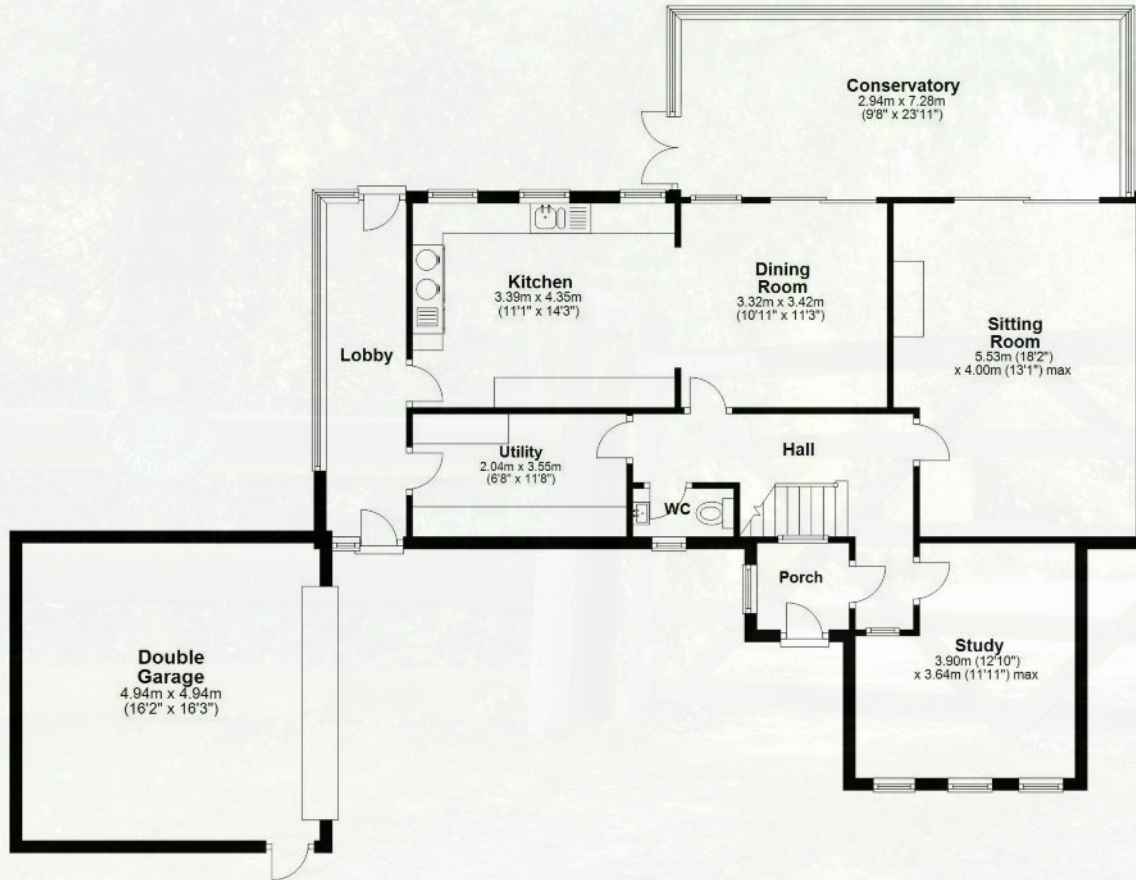
The Property

- A large sweeping gravelled driveway meanders through the elegant front lawns and gardens up to a sizeable turning circle with access to a double garage
- A glazed front door then provides access into an inner porch with a stain glass doorway leading into an hallway which provides access to:-
- Ground floor study featuring triple windows overlooking the front garden
- WC
- Impressive sitting room comprising a twin access into both the hallway and through to the conservatory, a wood burning stove with alcoves to either side and a further window to provide additional natural light
- Kitchen/diner incorporating a range of fitted units and cupboard space, headlined by an electric AGA with additional module and electric stove. The floor is tiled throughout and there is great space for a large dining table and chairs
- The kitchen leads through to an outer hallway which provides covered access to both the front and rear gardens as well as access into a well proportioned utility room
- Both this sitting room and dining area lead into a glorious conservatory to the rear of the property, offering south westerly views over the rear garden and across the open forest
- Upstairs provides access to four large double bedrooms (three of which offer some of the best rural views locally) and two bathrooms
- The principal bedroom runs front to back incorporating a great dressing area and subsequent en-suite
- There are three further double bedroom and a family bathroom that is fully tiled and well appointed

FLOOR PLAN

Ground Floor

Approx. 137.7 sq. metres (1482.1 sq. feet)



First Floor

Approx. 78.4 sq. metres (844.1 sq. feet)



Total area: approx. 216.1 sq. metres (2326.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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
Plan produced using PlanUp.





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 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 this road will take you up the hill and to Hyde passing the Hyde School and Cricket ground, proceed along Blissford Hill before turning right into Abbots Well Road, continuing before finding the property on the right-hand side.



Services

Energy Performance Rating: D Current: 60 Potential: 71

Council Tax Band: G

Drainage: Septic Tank

Heating: Oil fired boiler

Ofcom broadband speeds up to 35 Mbps (Superfast)



Grounds & Gardens

Featuring the most picturesque of outlooks, over the open forest, the rear garden elevated position is positioned perfectly to enjoy this breathtaking view.

Leading off the conservatory is a well maintained garden consisting of a neat lawn area and a patio. Due to its stunning position the garden enjoys a particularly bright aspect and is also set in a quiet and tranquil location, with the open forest mere moments away. There is also the benefit of a private gate onto the forest.

The front garden is equally impressive and is set well back from the road. This area is substantial in size and is particularly secluded and private, owing to its screening by mature hedges and shrubbery. This also consists of a long sweeping driveway with ample space for several vehicles and all set behind gates.







Fordingbridge



The Potting Shed



The New Forest

The Local Area

This desirable home is situated in the beautiful village of Frogham, which is located in the parish of Hyde and is only 1.3 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 village of Frogham forms part of the New Forest National Park, which offers 140,000 acres of open heath and woodland; perfect for outdoor pursuits including walking, riding and has the convenience of a quality local pub, the Forester's Arms. The sailing waters of Lymington and Beaulieu are within easy access and boast delightful Quays and Marinas. The larger city of Salisbury is approximately 8 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.

Viewing

By prior appointment only with the vendor's 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 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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