



Plot 9 Coles Yard

Stuckton, Fordingbridge, SP6 2HE

SPENCERS
COASTAL





A simply stunning two-bedroom home, set in a semi-rural location with far-reaching views across open fields and farmland

The Property

You're welcomed into a generous entrance hall, complete with a cloakroom/WC.

From here, the heart of the home opens into a large, L-shaped open-plan kitchen/dining/living area — a bright, sociable space with sleek bi-folding doors leading out to the rear garden.

The kitchen is fitted with a contemporary work surface, excellent storage, and high-quality integrated appliances, making it as functional as it is stylish.

OIEO £395,000



1



2



1





Part of an exclusive courtyard-style development of just nine barn-inspired properties, this beautifully designed home offers a Juliet balcony, light-filled open living spaces, and immediate vacant possession

The Property Continued ...

Upstairs, a large principal bedroom enjoys uninterrupted views over farmland and benefits from a Juliet balcony and a modern three-piece suite with full-size bath services bedrooms 1 and 2.

The second double bedroom also enjoys beautiful rural views.

Agents Note: Some images within this brochure contain computer-generated (CGI) furniture and are for illustrative purposes only.







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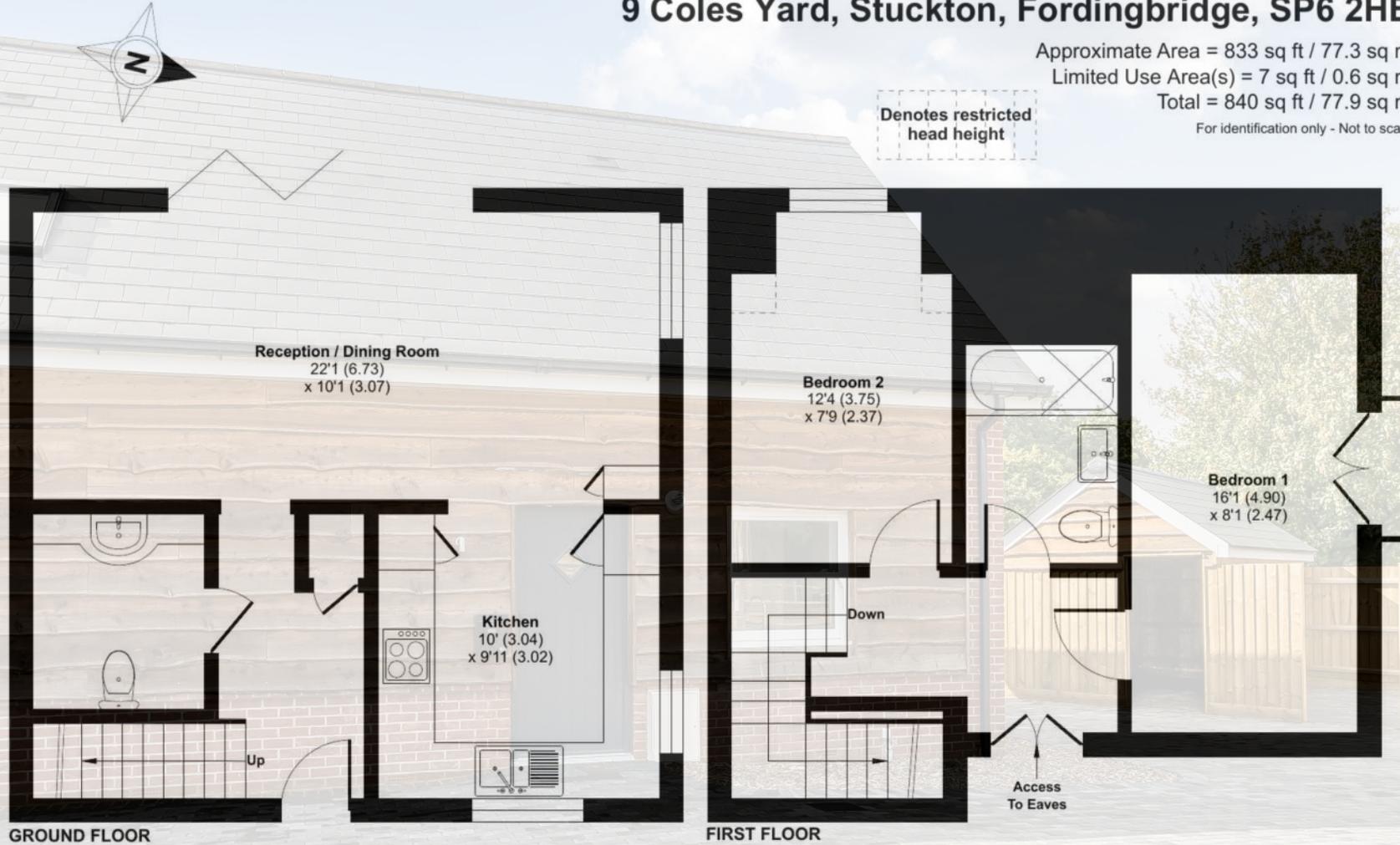
Approximate Area = 833 sq ft / 77.3 sq m

Limited Use Area(s) = 7 sq ft / 0.6 sq m

Total = 840 sq ft / 77.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Spencers of the New Forest Ltd. REF: 1356076

Important Information

Spencers Property 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.



Outside

Outside, the garden is mainly laid to lawn with a paved terrace, ideal for entertaining or enjoying the peaceful setting.

A gated rear access leads to a communal walkway, while allocated parking is provided within a residents' parking area, along with additional guest parking.

Additional Information

Energy Performance Rating: TBC

Council Tax Band: TBC

Tenure: Freehold

Maintenance Charge: TBC

Services: Mains water and electricity

Gas: Calor gas

Drainage: Private drainage system - cess pit

Heating: Zoned underfloor heating to the ground floor, radiators to the upper floor

Broadband: FTTC - Fibre to the cabinet

Mobile Coverage: No known issues, please contact your provider for further clarity

Parking: Allocated parking space with additional visitor parking

Electric Vehicle (EV) Charging Point: Yes





New Forest National Park



Fordingbridge Town

The Local Area

Located in a wonderful, elevated position in the hamlet of Stuckton within the New Forest National Park, about a mile to the east of the Avon Valley town of Fordingbridge, which has a good array of shops including a Co-op and a Tesco Express.

Nearby are the New Forest villages of Frogham, Hyde, Godshill and Woodgreen, with local country pubs including The Three Lions, The Foresters and The Fighting Cocks just a short distance away. Other facilities include a local farm shop and primary school.

The New Forest National Park, which offers 140,000 acres of unspoilt open heath, moors, and stunning woodlands, is perfect for outdoor pursuits including horse riding, walking and cycling. Water sports and yachting centres are within easy reach, in particular, superb marinas at Lymington and Poole.

The New Forest market town of Ringwood is a short drive away offering a superb range of shops, boutiques, cafes, and restaurants, as well as good access via the A31 to both Bournemouth (to the west) and Southampton (to the east). The Cathedral City of Salisbury is about 8 miles to the north, offering a mainline railway station with regular services direct to London Waterloo in just under 90 minutes.

There are excellent schools in the vicinity, both State and private, and two local airports, one at Hurn (Bournemouth) and one at Eastleigh (Southampton).

Points Of Interest

Hyde Church Of England Primary School

The Burgate School & Sixth Form

Foresters Arms, Frogham

New Forest National Park

Fordingbridge Town Centre

Fighting Cocks, Godshill

Salisbury City Centre

Ringwood Town Centre



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

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