



Homelea

*Furze Hill, Fordingbridge, SP6 2PX*

S P E N C E R S





## The Property

Located in a sought after position in the quiet hamlet of Furze Hill, in a elevated and set back from the road position is 'Homelea'.

A wonderful opportunity to acquire a true gem in The New Forest National Park. Offered to the market for the first time in a generation, this detached bungalow is situated in approximately 0.2 acres of land.

Featuring picturesque rural views and close-by access to the open forest, this property provides the chance for a prospective new owner to renovate and/or extend, or even rebuild subject to planning permissions.

Highlights of the property and grounds should be viewed to be appreciated, while accommodation comprises:

- A dining hall/reception area.
- Kitchen, with breakfast area, with a double aspect, enjoying pleasant views of the grounds.
- Spacious family bathroom, with attractive tiling.
- A generously sized living/dining room, with french doors leading out to a patio.
- A spacious principal bedroom, again enjoying a pleasant vista of the gardens.
- A further double bedroom, with ample space for wardrobes.









## 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
- Ofcom broadband speed of up to 18000 Mbps (ultrafast)



## Grounds and Gardens

The property is nestled in a large garden, enclosed by trees and hedging of neighbouring boundaries. At the peak of the grounds, some quite magnificent views can be enjoyed across the open forest. The property benefits from attractive approach up the driveway to a substantial area, providing space for several vehicles.

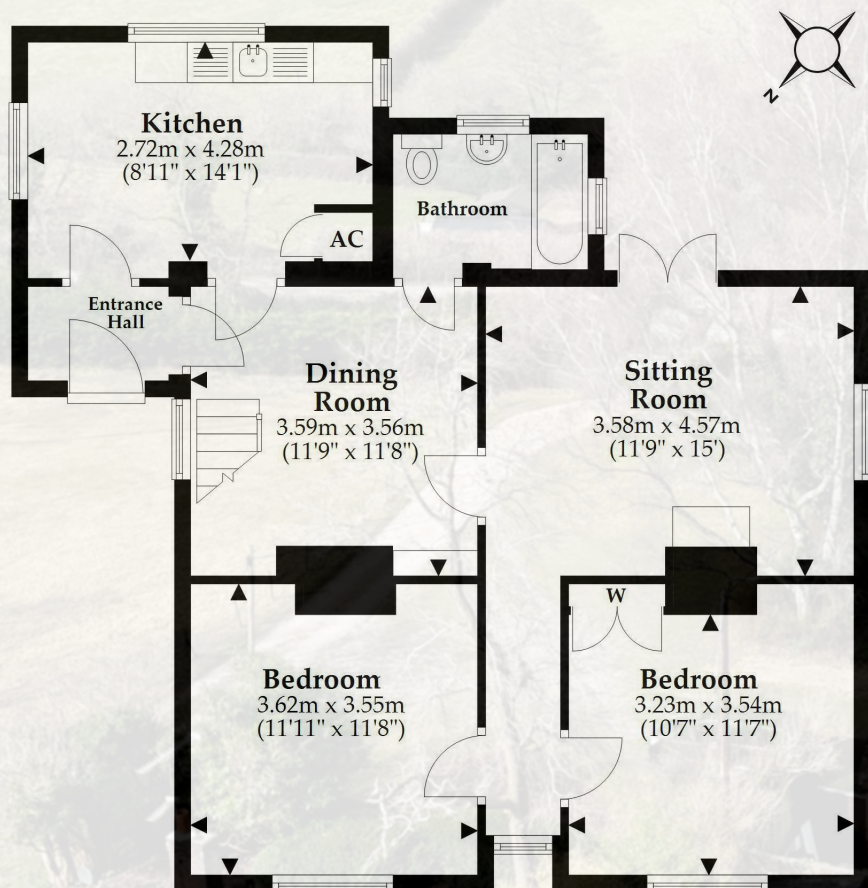
## The Situation

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.



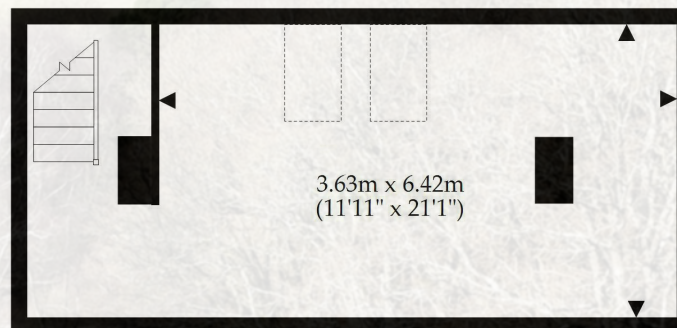
## Ground Floor

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



## First Floor

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



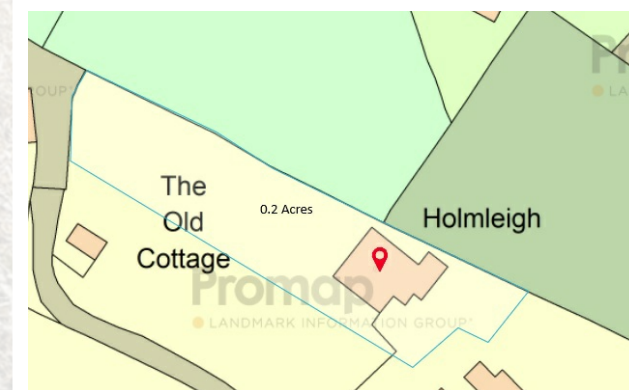
## Outbuilding

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







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

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