



Gorley Lynch Cottage

*Fordingbridge, SP6 2QA*

S P E N C E R S









# Gorley Lynch Cottage

Gorley Lynch • Fordingbridge

Tucked away on a peaceful hillside between the village of Hyde and the hamlet of Ogdens, Gorley Lynch Cottage offers a rare opportunity to acquire a truly special family home within the New Forest National Park. Originally a cottage, the property underwent an extensive and thoughtful transformation approximately 18 years ago, now offering around 5,500 sq. ft. of accommodation including a superb collection of outbuildings.

This charming red-brick home is approached via a long gravel driveway through a five-bar gate, with ample parking, garaging and outbuildings. Elevated and set well back from the road, the property enjoys uninterrupted views of the open forest.

*Guide Price £1,950,000*

## Principal House

\*Entrance Hall \*Kitchen/Breakfast/Dining Room \*Sitting Room \*Conservatory \*Study  
\*Utility Room \*Pantry \*Cloakroom \*Master Bedroom with Dressing Room and En-Suite  
\*Two Further Bedrooms with Ensuites \*Further Guest Room \*Downstairs Bedroom

## Outbuildings

\*Garage \*Studios \*Workshop \*Log Store \*Store \*3x Stables

## Grounds

\*Grounds Amounting to 3.8 Acres







## The Property

The ground floor features an entrance porch and hall with under-stair storage, a sitting room with a wood-burning stove, with access to the front terrace, a versatile family room/bedroom, a study ideal for home working and a cloakroom with WC. There is also a conservatory with stone-flagged flooring and views of the gardens, a spacious 30' kitchen/dining room with an electric AGA, island unit, integrated NEFF dishwasher, pantry and oak-effect Karndean flooring, a utility room, a boiler and laundry appliances.

On the first floor, the master suite offers dual aspect views, a dressing room and an en suite bathroom with a bath, shower, WC, bidet and vanity unit. Bedroom two offers a rear aspect and shares access to a Jack and Jill bathroom, while Bedroom three has front-facing forest views and a private en suite shower room. Bedroom four is an additional double, with garden views and there is a family bathroom with a bath, shower over, WC, basin and linen cupboard.

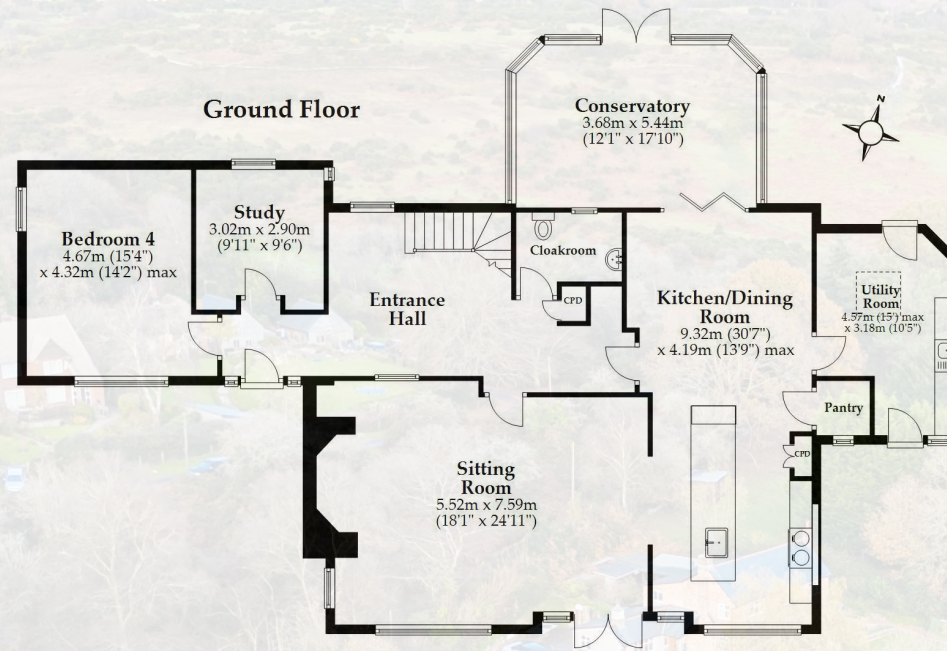




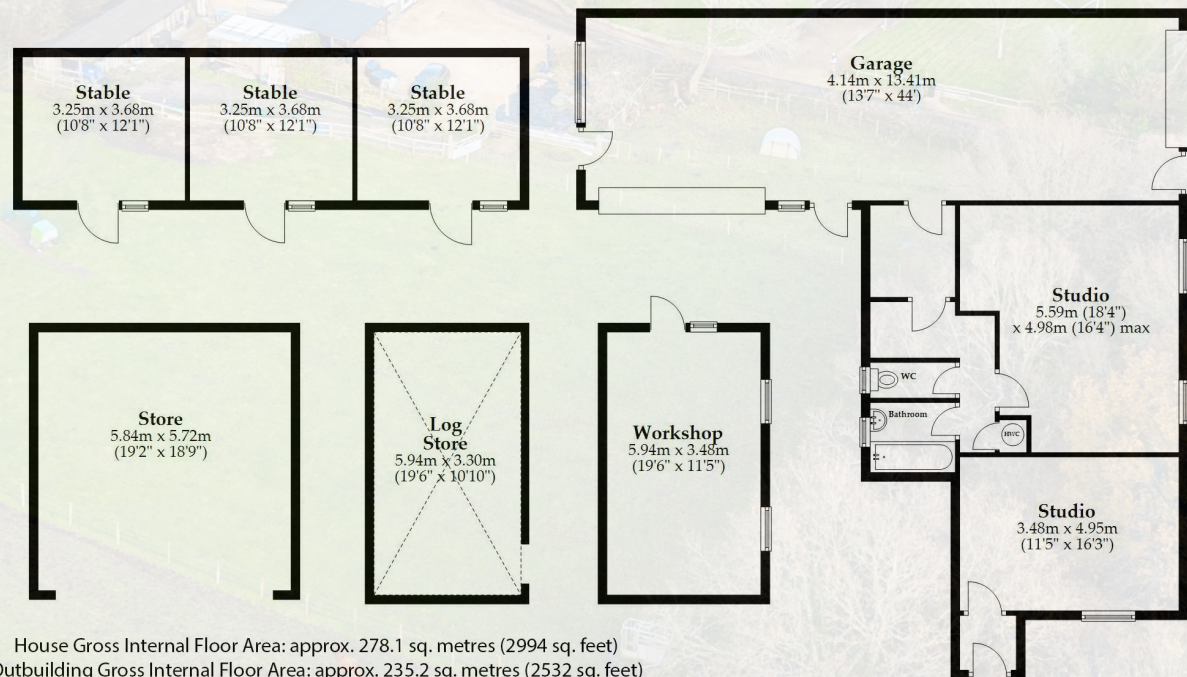


## FLOOR PLAN

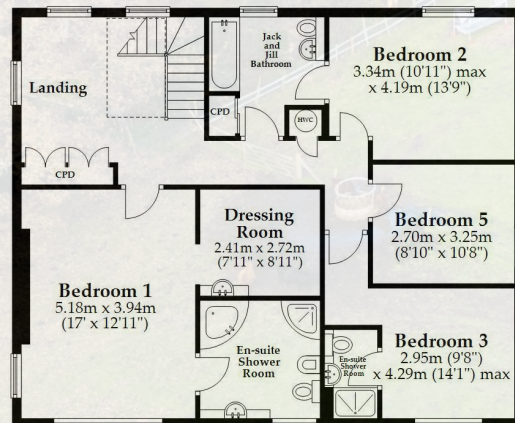
Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



## Outbuildings



## First Floor



House Gross Internal Floor Area: approx. 278.1 sq. metres (2994 sq. feet)  
 Outbuilding Gross Internal Floor Area: approx. 235.2 sq. metres (2532 sq. feet)  
 Total Floor Area: approx. 513.4 metres (5526 sq. feet)  
 This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood





## Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Performance Rating: B Current: 81B Potential: 81B

Heating: Oil Fired Central Heating

Mains Electricity and Water

Drainage: Private

Limited Mobile Signal Coverage

Ofcom broadband speeds up to 1,000 Mbps (Ultrafast)

## The Situation

This desirable home is situated in the beautiful and sought after New Forest hamlet of Gorley Lynch on the edge of the picturesque village of Frogham, within the National Park, comprising 140,000 acres of natural wood and heathland, ideal for walking cycling and riding. Gorley Lynch is located within the parish of Hyde, offering good facilities including; a Primary School, village store, garden centre and tea room, country pub, village hall and green. with further amenities at Fordingbridge, which is approximately two miles distant. The New Forest offers thousands of acres of natural heath and woodland, ideal for a range of outdoor pursuits, particularly cycling and horse riding.











## Grounds and Gardens

The property offers a versatile studio/annexe, originally a double garage, which was converted and insulated approximately 10 years ago and includes a lobby, cloakroom, full bathroom and two large studio rooms with water connections, making it ideal for guest accommodation, a home office, or creative use (Subject to planning permission). Additionally, there is a tandem garage/workshop, a separate store/workshop and a carport.

The equestrian facilities include timber stables with three boxes, an adjoining barn/shelter, paddocks divided by post-and-rail fencing and a field shelter.

The property is set within tiered front lawns with mature trees and shrub beds, while the landscaped rear garden boasts patios and a covered BBQ area.

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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