



Hollybank

South Lynch, Fordingbridge, Hampshire, SP6 2QA

SPENCERS
NEW FOREST





The Property

Spencers of Ringwood are pleased to offer this 1930's chalet style home located in a most unique and stunning New Forest location with uninterrupted views of the surrounding forest and heathland, with direct forest access. The grounds amount to in excess of 2.5 acres, with two access points onto the road .

This individual 1930's home currently offers four/five bedrooms, three-bathroom suites, two reception rooms and a kitchen/breakfast room, arranged over two floors, having been previously extended some years ago by the pervious owners.

To the ground floor, benefitting from a southerly aspect over the gardens, are the two reception rooms; the living room comprising a wood-burning stove with double wooden French doors giving access to the extensive gardens; the dining room featuring an open fireplace and an attractive bay window.

A door gives access to the adjacent kitchen/breakfast room comprising a range of cream units and granite effect work surfaces, with AGA (with double ovens and double hobs), and further space for a range of appliances.

Three of the bedrooms are located on the ground floor; bedroom two benefitting from an en-suite, with sliding patio doors opening onto the patio and rear aspect.

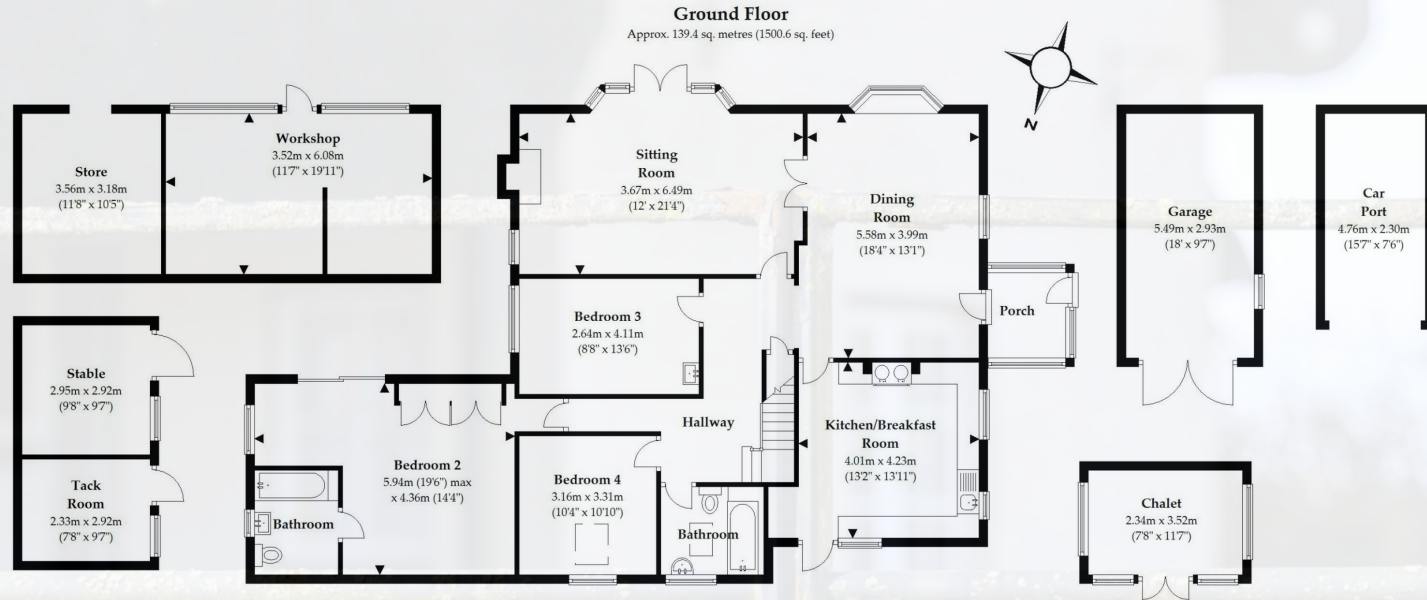
A separate family bathroom comprises a three piece suite.

The impressive master bedroom is located on the first floor with a door to a dressing room and en-suite shower room - with LED sensor ceiling lights - and double doors opening on to the large balcony providing a stunning view of the grounds and forest beyond. A second first floor room provides a further small single room or office

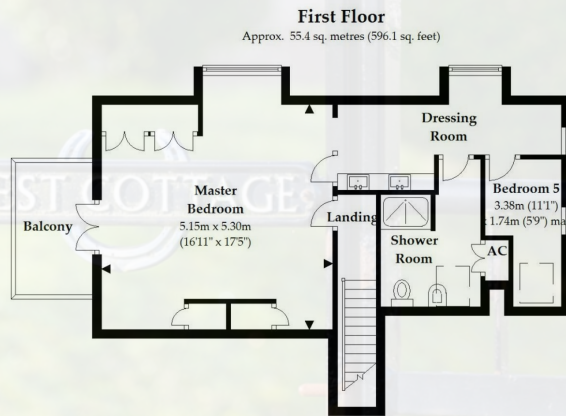


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FLOOR PLAN



Note: Outbuildings may not be positioned correctly and are not included in the floor area calculations



LJT SURVEYING Total area: approx. 194.8 sq. metres (2096.7 sq. feet)



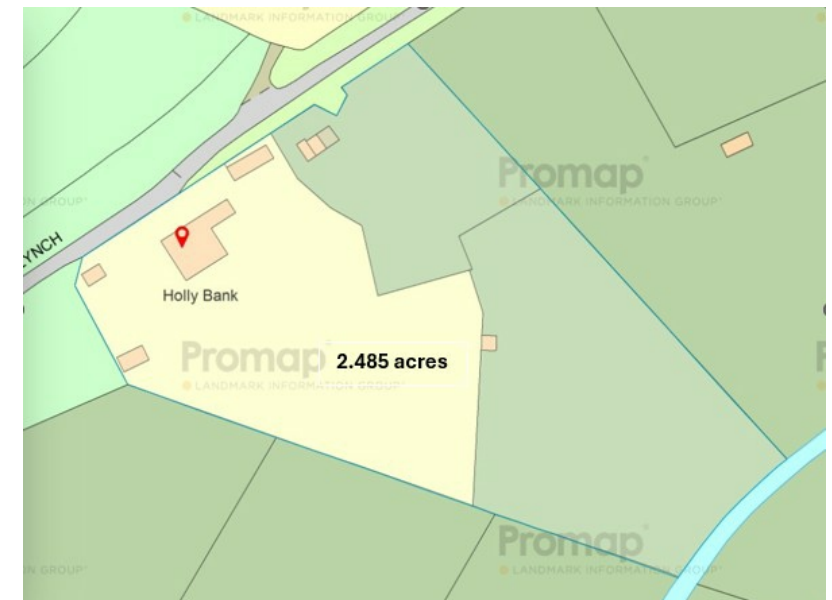




Grounds & Gardens

The mature gardens and grounds are a particular feature of the property, and consist of; private gardens - including a variety of specimen trees, numerous fruit trees and established plants and shrubs to the boundaries; and two paddocks, which are separated by stock fencing. The bottom paddock adjoins a natural stream providing a convenient water supply for horse/cattle. In all, the grounds amount to approximately 2.6 acres, with the benefit of direct forest access.

A range of existing outbuildings include a single garage, barn style garage, stable block, double log store, garden chalet, horse shelter and workshop. From here there is a second access point from the road, and potential to create a sweeping 'in and out drive' (subject to p.p.).







The Royal Oak Pub



The New Forest



Moyles Court School

The Local Area

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.

Directions

Exit Ringwood onto the A338 heading north towards Fordingbridge. Continue for about three miles, and turn right into Hern Lane. Proceed along this road for about a mile which will take you across the cattle grid. Continue up the hill and then turn right just before Hyde School. Proceed along this road, over the crossroads, passing the Hyde shop and garden centre. After a sharp left hand bend, the property can be on your right hand side (signified by our for sale board).

Services

Energy Performance Rating: E

Council Tax Band: F

Heating: Oil Central Heating

Drainage: Private

Water and Electricity: Mains

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

Important Notice

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:

42 High Street, Ringwood, Hampshire. BH24 1AG

T: 01425 462600 E: ringwood@spencersnewforest.com

www.spencersnewforest.com