



South Gorley, Fordingbridge, SP6 2PP

SPENCERS
NEW FOREST





The Property

A charming late nineteenth century two bedroom, semi detached cottage which is located in a pretty New Forest village overlooking the village green. This character home has undergone recent redecoration and retains much of the original period character.

The property benefits from a generous kitchen/dining room, a period style bathroom, appealing wood stripped floors and wood burning stove in the living room and kitchen.

- Attractive entrance hall with wooden floors which continue into the living room.
- The living room with lovely tall ceilings and stunning views over the surrounding forest, open fireplace with useful wood burning stove.
- Very spacious open plan kitchen/dining room with fitted units and laminate work tops, built in electric oven, hob and ceramic sink.
- Leading off the kitchen is a separate room which is ideally suited for use as a study, housing the modern Worcester oil fire boiler and pressurised water and heating system.
- Stairs leading to first floor landing and to two double bedrooms and a family bathroom with a four piece period style suite.

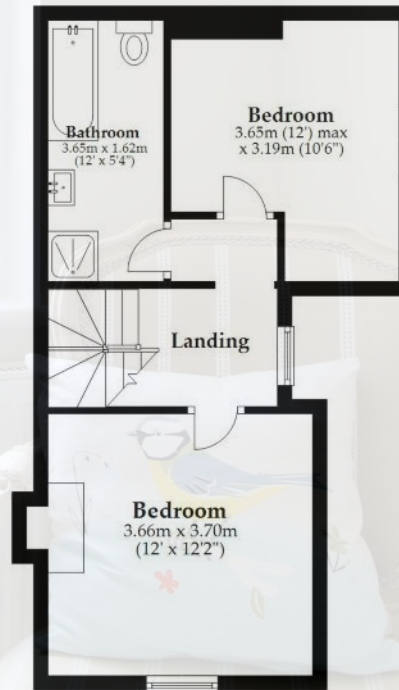


FLOOR PLAN

Ground Floor



First Floor



Total area: approx. 94.5 sq. metres (1017.7 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, Turn right into Mockbeggar Lane just before the Old Beams. Continue along this road and then turn left into Ringwood Road taking you through Ibsley passing the garage and then Hockeys Farm. When the road forks, take the right hand fork and you will come to the property on your left.



The Situation

The quiet hamlet of South Gorley is situated in an enviable position within the magnificent New Forest National Park. Offering excellent access to great dog walking, cycling and horse riding on the nearby Gorley Common, a perfect spot for outdoor pursuits, set in a peaceful community. Nearby is a local farm shop, and the popular Royal Oak Public House. The market town of Ringwood is approximately 4 miles away comprising a wide variety of shops, cafes, restaurants, leisure facilities and excellent schooling. The quaint town of Fordingbridge is approximately 2 miles away also offering superb facilities, and the historic city of Salisbury approximately 10 miles north. For commuters, the easily accessed A338 provides links to the larger towns of Bournemouth and Christchurch and the A31 links to the M27 to Southampton.



Grounds & Gardens

The outside space consists of a private courtyard with access to an outbuilding for storage.

Gate leading directly into the open forest.

Services

Energy Performance Rating: E

Council Tax Band: D

Oil Fired Central Heating

Shared Sewage Treatment Plant



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 for 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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