



*South Gorley, Fordingbridge, SP6 2PW*

SPENCERS  
NEW FOREST









Spencers are delighted to be marketing this exceptional, four bedroom, two bathroom, thatched property which oozes character throughout.

The property is set in a quiet location within the New Forest National Park and offers well-appointed and generous living accommodation.

This quintessential home offers the ‘complete package’ with exceptional south westerly views across the adjoining paddock land which amounts to approximately 3.1 acres, ideal for grazing land.



3



4



2









## The Property

- The hallway leads into a bright, double aspect study with an adjoining toilet
- A generous lounge features an attractive Jotul log burning stove with tiled hearth and rustic beam mantel piece and further enjoys views of the surrounding gardens and paddock
- Centralised dining room with log burning stove, a box bay window, storage cupboard and exposed feature oak beam
- An imposing, all glass conservatory sits to the rear of the property offering exceptional stargazing opportunities
- The dining room leads into a delightful, hand crafted kitchen with quality limestone flooring and room for a further dining set and a breakfast bar offers further seating
- The kitchen offers a good range of base, wall and drawer units, a Britannia Range gas cooker with 6 ring gas hob, grill and oven, double Butlers sink, built in fridge and Neff dishwasher as well as ample work surface space
- Adjacent to the kitchen is a utility which houses a built in Neff steamer and microwave as well as space for white goods and further fridge/freezer and storage
- From the dining room, an authentic staircase leads to the upstairs accommodation with polished, hard wood flooring throughout
- The principal bedroom suite, situated at the far end of the landing comprises built in wardrobes and a luxurious four piece en suite with a free-standing roll top bath, both benefitting from outstanding views across the gardens and surrounding paddock land
- Bedrooms two, three and four, are all generous in size with built in wardrobe space
- All three bedrooms are serviced by a three piece en suite including freestanding roll top bath with shower head over and ample storage

# FLOOR PLAN

## Ground Floor

Approx. 112.5 sq. metres (1211.3 sq. feet)



## First Floor

Approx. 79.8 sq. metres (858.5 sq. feet)



Total area: approx. 192.3 sq. metres (2069.8 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 Planlup.













## Grounds & Gardens

Outside, the property is set in approximately 3.4 acres, 3.1 acres of which is well drained paddock land. The paddock has three access points and has a water supply to one trough. This land would be perfect for grazing land and is regularly put to hay in the summer.

You approach the property through attractive wrought iron gates and a large gravelled driveway where there is ample parking. A thatched garage with storage above is positioned to the front of the property with an electric up and over door and adjoining wood shed.

The front garden is beautifully landscaped with feature Victorian style lamps and a small paved area to enjoy the late afternoon sun and sunsets which set over the paddock. The back garden is far reaching and is mainly laid to lawn with a terraced area, perfect for alfresco dining. The gardens are fenced with sparse hedging in order for you to have extensive views over your paddock and land beyond.

## Services

Energy Performance Rating: D

Council Tax Band: G

Heating: LPG Gas

Drainage: Private

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









The Royal Oak Pub



The New Forest



Moyles Court School

## The Local Area

The quiet hamlet of South Gorley and 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.

## Directions

From Ringwood, take the A338 towards Fordingbridge. Directly before the Old Beams pub, turn right into Mockbeggar Lane signposted Mockbeggar. Follow the road and at the end turn left into Ringwood Road, continue along for approximately a mile and the property can be found on your right hand side.

## 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:

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