



*Godshill, Fordingbridge, SP6 2LL*

SPENCERS  
NEW FOREST

















## The Property

Spencers of the New Forest are pleased to offer this stunning four bedroom detached single storey dwelling situated in grounds approaching two acres within the New Forest National Park. The property benefits from superb views across its gardens and paddock towards the surrounding views of the New Forest. This desirable home features a large open plan kitchen/dining room, three bathrooms, study and a living room overlooking the paddocks. There are numerous outbuildings including a triple bay garage, three loose boxes, barn and workshop and three access points into the forest. This unique home also offers further potential to extend subject to planning permission.

An entrance porch leads into the entrance hall with fitted cabinet and tiled floors

A generous open kitchen/ dining room with a superb range of base, wall and drawer units with modern and stylish worktops

Built in range style cooker with matching stainless steel extractor hood over. Space for dishwasher and space for fridge/ freezer.

Attractive travertine tiled floors and an arch leading through into a sitting and dining area adjacent to patio doors leading out onto a balcony. There is a separate utility / rear lobby leading off the kitchen

The study, with aspect to the front of the property has an excellent range of built in cupboards, shelves and wall units with built in desk and work top

The main living room has a triple aspect featuring a brick built fireplace with built in wood burning stove, bi fold doors lead out onto an adjacent terrace with views over the paddock

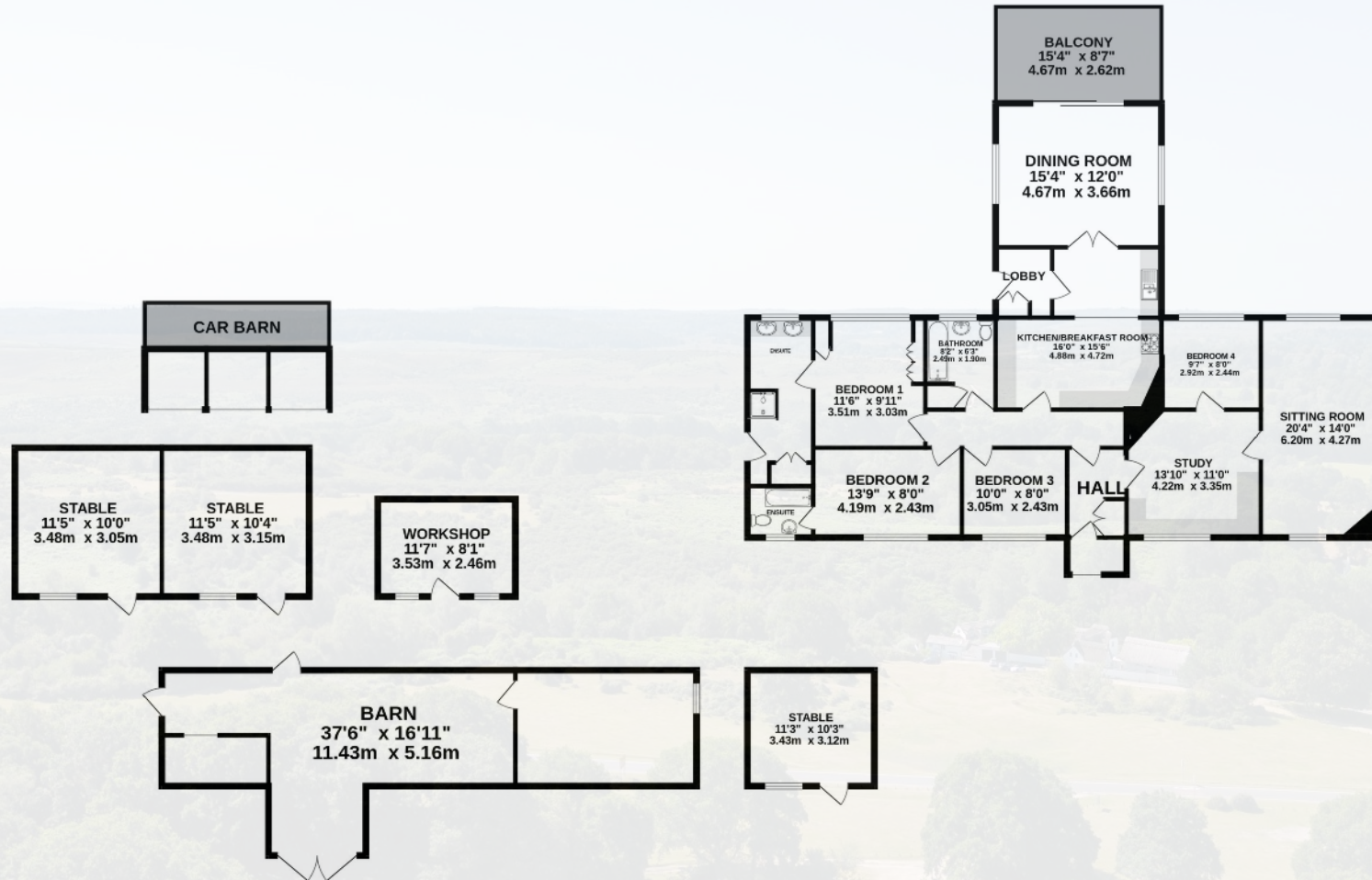
Four bedrooms of which two have ensuite bathrooms and a separate family bathroom, the master bedroom has a large ensuite bathroom with a four piece suite





## FLOOR PLAN

## GROUND FLOOR



TOTAL FLOOR AREA : 1660sq.ft. (154.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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## Directions

From Ringwood, join the A338 heading North towards Fordingbridge. After approximately 6 miles, take the exit for Fordingbridge. At the T junction turn right signposted to Godshill. Continue for approximately two miles, passing Sandy Balls park on your left, and continue over the cattle grid, passing the Fighting Cocks pub. The property can be found on the left.



## The Situation

The property occupies a substantial plot which is located within the beautiful New Forest National Park, with direct access onto the open forest - offering thousands of acres of natural heath and woodland, ideal for riding, walking and cycling. The popular market town of Ringwood is approximately 8 miles away, providing an excellent range of high street and independent shops, boutiques, cafes and restaurants as well as supermarkets, two leisure centres and excellent state and private schooling. The easily accessible A31 offers routes to the large coastal towns of Bournemouth and Christchurch (approximately 12 miles south via the A338), and Southampton (approximately 18 miles east via the M27). London is approximately 1.5 - 2 hours drive via the M3 heading north east.









## Grounds & Gardens

The property is approached through a wooden five bar gate into a large parking forecourt with plenty of parking and access to a three bay cart house /barn, workshop and three loose boxes

The gardens mainly lie to the rear and side of the property and have been beautifully kept with a tiered lawns at the rear with an abundance of different plant, shrubs and perennial flowers

Adjacent to the living room is a raised terrace which is ideal for outside entertaining

To the rear and side of the property are two paddocks divided by post and rail interspersed with some beautiful specimen trees

The boundary at the bottom has access into Purlieu lane

The second paddock has a large barn divided into two and incorporated a field shelter

There is an additional access into the forest from this paddock

## Services

Energy Performance Rating: D Current: 55 Potential: B 86

Council Tax Band: F

Drainage: Private

Central Heating: Oil Fired

Available download speeds of up to 17 Mbps (Standard)

## 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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