



Piencourt Cottage

*Hyde, Fordingbridge, SP6 2QQ*

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## The Property

This quintessential, three bedroom, thatched property combines traditional charm with modern amenities throughout, set in a tranquil and picturesque rural setting within the New Forest National Park. The grounds and gardens have been elegantly landscaped with an outstanding raised terraced area which enjoys views over the neighbouring fields and evening sunsets. There is also a large workshop with further storage and has the potential to be a great home office. This property must be viewed to appreciate all on offer.

- An enchanting and welcoming entrance with downstairs WC leads immediately into the kitchen/dining area
- Kitchen/ Dining Area: The country-style kitchen, open to the dining area, is equipped with a good range of base, wall and drawer units, Quartz worksurfaces, a Butler's sink, and a central island. It has space for an impressive Classic 90 Range cooker with extractor fan over, an integrated dishwasher, and features flagstone flooring throughout. The double-aspect windows provide beautiful garden views
- Utility Room: This spacious room includes additional cabinets, a sink, space for a washing machine and dryer with access to a larder cupboard, boot room with stable door access and the boiler room.
- Living space: This beautiful property includes two reception rooms. The sitting room is generous in size and has French doors that open to the rear gardens, while the study/playroom has doors leading to the south-facing exterior and a secondary staircase to the first floor.
- Bedrooms: Three bedrooms are located on the first floor. The master bedroom enjoys views over the rear garden and adjoining fields, a built-in wardrobe, and a four-piece en-suite with a clawfoot tub. A significant dressing room sits close-by with ample storage space and could be utilised as a fourth bedroom.
- Bedrooms two and three are flooded with light with double-aspect windows, and bedroom two, like bedroom four, has panoramic rural views.
- Bathrooms: Bedroom two and three are serviced by a luxury, three piece family suite

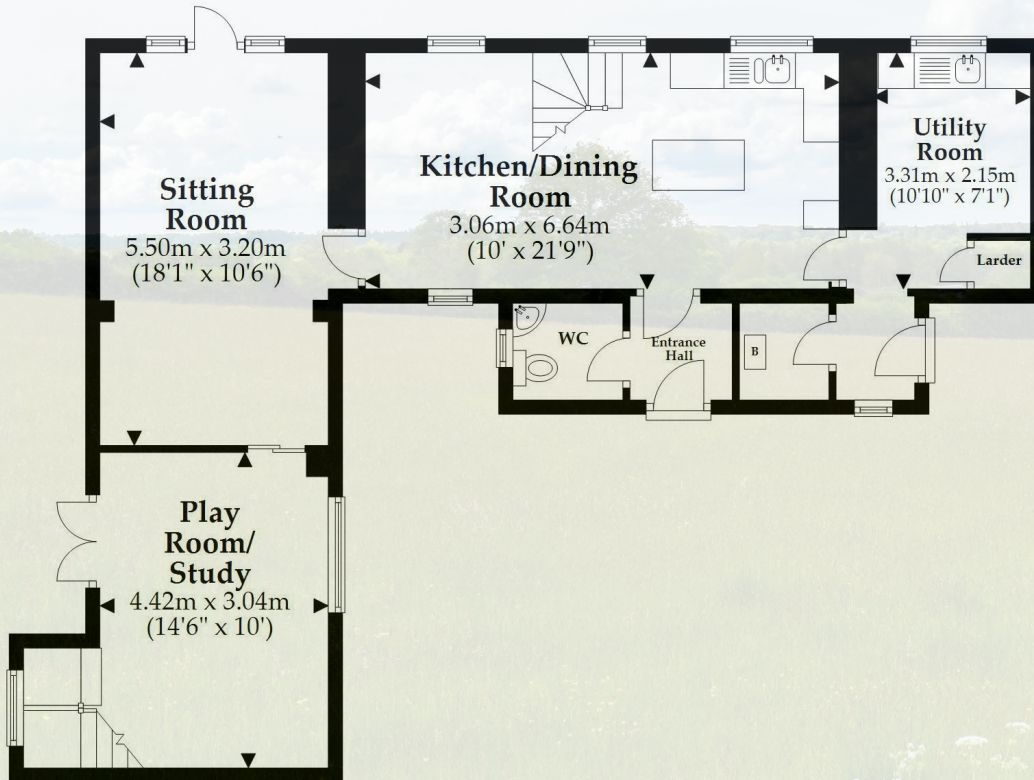


## FLOOR PLAN



### Ground Floor

Approx. 73.0 sq. metres (785.7 sq. feet)



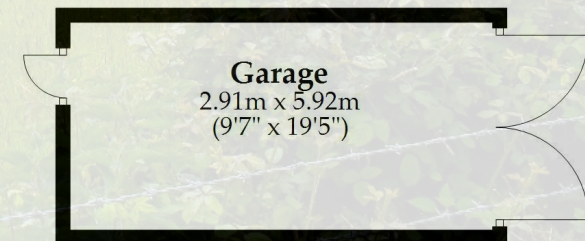
### First Floor

Approx. 63.2 sq. metres (680.7 sq. feet)



### Garage

Approx. 17.2 sq. metres (185.4 sq. feet)



Total area: approx. 153.5 sq. metres (1651.8 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood









## Grounds & Gardens

The large, west-facing garden has been beautifully maintained and landscaped and is primarily laid to lawn, with mature shrubs, raised beds and a tranquil, sunny raised terraced, perfect for alfresco dining with outstanding views over the neighbouring field and sunsets. A further section of the garden includes a chicken run, vegetable patch and a substantial workshop with access to the rear and front.

The property includes ample parking on a raised, gravel driveway and a detached timber garage with electric and storage above.

The cottage is accessed via its own cattle grid, leading to the gravel parking area. The garden is bordered by mature hedges and offers a private and picturesque, rural backdrop with open fields and forest views.



## Directions

From Ringwood, join the A338 heading North towards Fordingbridge. After approximately 4.5 miles, turn right into Hurn Lane. Continue for a further mile, and access to the property can be found on your right hand side.









## The Situation

Piencourt Cottage is situated in the New Forest National Park and has panoramic views of surrounding fields and countryside and is located along a quiet lane just on the edge of the village of Hyde. Not far from here is a popular country pub, village hall, good local primary school, garden centre with tea rooms, cricket pitch and small local shop. The New Forest town of Fordingbridge is just over a mile away which has good shopping facilities and excellent state and private schools. The A338 gives good access to the Cathedral City of Salisbury (approximately 12 miles). Heading south along the A338 is the market town of Ringwood with a wide range of shops, leisure centre and good schools. The coastal town of Bournemouth is approximately 10 miles away, with its superb beaches and Lymington, which is about 11 miles away, offers a first class yacht club and sailing facilities. London is 2 hours distant via the M3.

## Services

Council Tax Band: F

Broadband Speed: 1000 Mbps (Ultrafast)

Heating: Oil Fired with LPG Gas for Cooker

Drainage: Private

Energy Efficiency Rating: D Current: 57D Potential: 65D

## 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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