



**Hillcrest House**

*Bleak Hill, Harbridge, Ringwood, BH24 3PX*

**SPENCERS**  
NEW FOREST









## The Property

Occupying an idyllic position in the picturesque hamlet of Harbridge, this charming five bedroom detached home sits within approximately 3.75 acres with direct forest access.

Available for the first time in over four decades, the property presents significant potential for extension or redevelopment, subject to planning consent.

A welcoming entrance hall leads into the bright, double-aspect sitting room, centred around a characterful fireplace with a wood-burning stove installed in November 2022. Glazed double doors open to the vaulted conservatory, featuring Velux windows and Fired Earth quarry tiled flooring, providing a delightful space for year-round enjoyment.

To the rear, the kitchen/breakfast room is fitted with a range of cream wall and base units, solid wood worktops and integrated appliances including a Neff double oven, Bosch dishwasher and AEG electric hob, all centred around a charming Butler sink. A stable door leads to a separate utility room with further appliance space and matching quarry tile flooring, alongside a cloakroom with WC and ample storage.

Additional ground floor accommodation includes a formal dining room with direct access to the front garden and a study/home office with parquet flooring.

The principal bedroom enjoys views over the grounds and includes an en-suite bathroom with power shower over bath, WC and hand basin. Four further bedrooms consisting of three doubles and one single, two with built-in wardrobes, are served by a family bathroom.



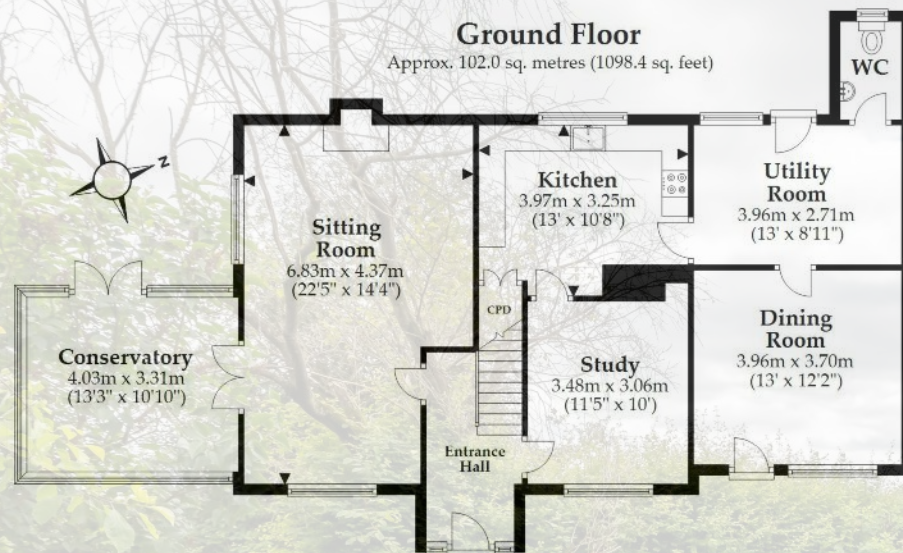




# FLOOR PLAN

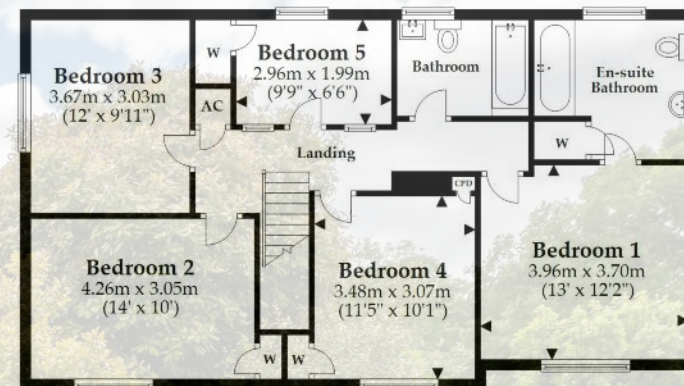
## Ground Floor

Approx. 102.0 sq. metres (1098.4 sq. feet)



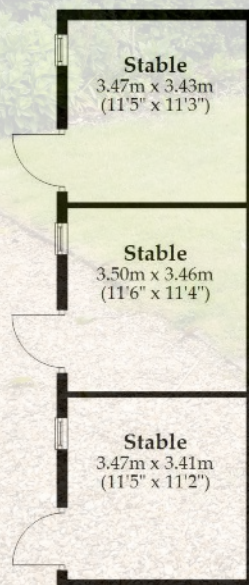
## First Floor

Approx. 84.4 sq. metres (908.1 sq. feet)



## Stables

Approx. 36.5 sq. metres (393.2 sq. feet)



## Garage

Approx. 37.1 sq. metres (399.3 sq. feet)



## Outbuilding

Approx. 13.4 sq. metres (144.0 sq. feet)



## Pigery

Approx. 31.5 sq. metres (338.8 sq. feet)



Total area: approx. 304.9 sq. metres (3281.7 sq. feet)

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









## Grounds and Gardens

Approached via a five-bar gate, the gravel driveway provides ample parking and access to a detached double garage with power and lighting. The grounds are laid mainly to lawn with mature hedgerows, apple and fig trees, a rose garden and a majestic Tulip tree offering generous shade.

Beyond the formal garden, gates open to paddocks, a stable block for three horses, field shelter and a former piggery. The piggery offers potential for conversion to ancillary accommodation or studio space (STPP). A public footpath runs alongside the fields, granting direct access to the nearby Ringwood Forest, just half a mile away. The area is well-known for its extensive hacking opportunities, making it ideal for equestrian enthusiasts. For more information on local bridleways and riding routes, please speak with the agent.



## Services

- Tenure: Freehold
- Council Tax: G
- Energy Performance Rating: F Current: 37F Potential: 77C
- Mains Electricity and Water
- Oil Fired Central Heating
- Private Drainage Septic Tank
- Ultrafast Broadband Speeds of up to 1800Mbps (Ofcom)
- Single Glazed Windows Throughout
- ADT Security Alarm
- CCTV installed around the property









## The Local Area

The property is most pleasantly positioned within the quiet and rural Hamlet of Harbridge, surrounded by farmland and countryside, with beautiful views. Harbridge is conveniently located approximately 3 ½ miles from the quaint town of Fordingbridge which encompasses a delightful range of shops and cafes, and approximately 3 ½ miles from the larger market town of Ringwood, with an excellent array of shops, restaurants and leisure facilities and both towns benefit from outstanding state schools. The Ringwood forest is a short distance away, as is Moors Valley Country Park, offering a wealth of outdoor country pursuits. For the commuter the A338 gives direct access north to Salisbury (approx. 14 miles) and south via the A31 to the coastal towns of Bournemouth (approx. 15 miles) and Christchurch (approx. 12 miles). The easily accessible M27 provides links to Southampton (approx. 22 miles) and London beyond (approx. 100 miles central London).



## Directions

From Ringwood, take the A338 heading towards Fordingbridge. Continue for approximately 2.5 miles. Shortly after passing the Old Beams pub, turn left over the bridge onto Kent Lane. Follow Kent Lane until you come to a T-junction. Turn right onto Harbridge Drove and the property can be found immediately on your left hand side.

## Viewing

By prior appointment only with the vendors sole 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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