



Bray Cottage

*Hyde Lane, Stuckton, Fordingbridge, SP6 2HD*

SPENCERS  
NEW FOREST









## The Property

A stunning two bedroom detached, thatched cottage situated on an elevated site, overlooking adjacent fields, nestled in the sought after village of Stuckton, in the New Forest National Park.

This beautifully presented spacious home has been lovingly restored, extended and refurbished to exacting standards.

Features include a bespoke, hand-crafted kitchen with Limestone flagstone floors, two reception rooms with views over the surrounding private gardens, two generous first-floor bedrooms and two stunning luxurious bath/ shower rooms (one ensuite).

- A stable style door leads into an attractive, tiled entrance hall with stairs to first floor accommodation.
- The living room, with aspect to the side, features engineered oak floors and a stone open fireplace with a fitted Stiva wood burning stove.
- Adjacent to the living room is the bright and spacious garden room, currently used as a dining room. With underfloor heating and two sets of bi-fold doors opening onto the pretty gardens, this space is ideal for entertaining.
- The modern and stylish kitchen, installed less than three years ago, comprises a superb range of base, wall and drawer units complimented with Quartz work tops, two sinks, both brushed chrome monobloc.
- Built in appliances include a Range master professional plus oven, a wine cooler and space for a dishwasher, fridge/freezer, washing machine and dryer. The kitchen is finished with Limestone flagstone floors.
- The first-floor accommodation includes two generous bedrooms, both with built-in wardrobes. The principal bedroom, overlooking the gardens, features a modern and stylish ensuite shower room with a Burlington washstand and an oversized shower cubicle, with glass screens and attractive tiling.



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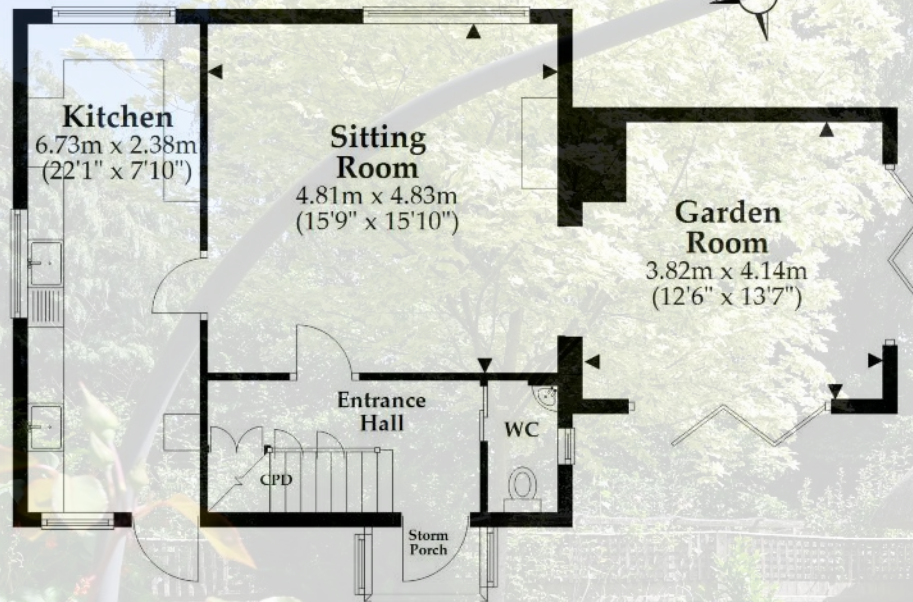
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## FLOOR PLAN

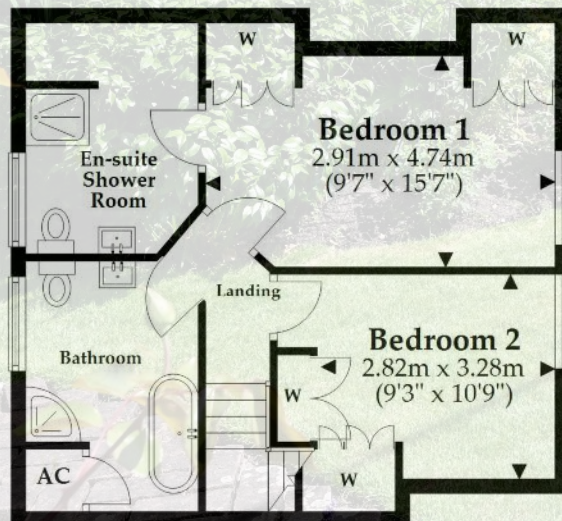
### Ground Floor

Approx. 66.3 sq. metres (713.7 sq. feet)



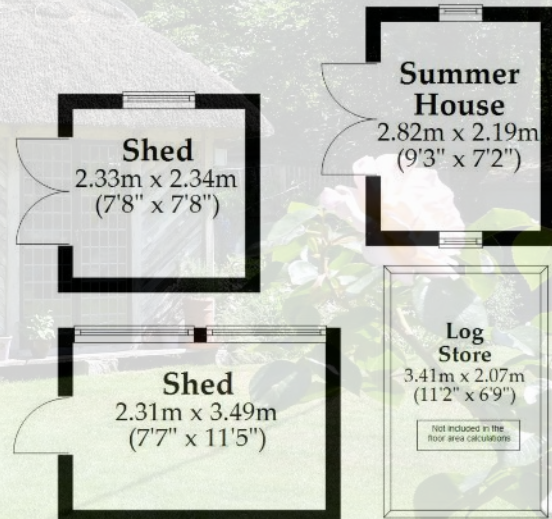
### First Floor

Approx. 47.0 sq. metres (506.2 sq. feet)



### Outbuilding

Approx. 19.7 sq. metres (211.9 sq. feet)



Total area: approx. 133.0 sq. metres (1431.8 sq. feet)

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





## The Situation

This desirable home is situated in the beautiful village of Stuckton, which is located in the parish of Hyde and is approximately 1.2 miles from the town of Fordingbridge. The market town of Ringwood is a short drive away, offering a superb range of shops, including well known supermarkets, independent boutiques, cafes and restaurants, as well as good access via the A31 to both Bournemouth and Southampton. The village of Frogham forms part of the New Forest National Park, which offers 140,000 acres of open heath and woodland; perfect for outdoor pursuits including walking, riding and cycling and has the convenience of a quality local pub. The sailing waters of Lymington and Beaulieu are within easy access and boast delightful Quays and Marinas. The larger city of Salisbury is approximately 8 miles away, offering a mainline railway station running to London Waterloo in just under 90 minutes. There are excellent schools, both state and private, in the area.



## Directions

Exit Ringwood along the A338 towards Fordingbridge for approximately 4 miles before turning right into Lawrence Lane. Continue over the cattle grid and turn left onto Ringwood Road. Once you reach the end of the road, turn right and then left onto Hyde Lane. Continue up the road for approximately 0.4 of a mile where the property can be found on your right hand side.









## Grounds and Gardens

- The property is approached through a wooden five-bar gate, leading to a gravelled driveway that opens onto a courtyard providing off-road parking.
- A paved pathway leads around to the stunning gardens, which surround the cottage. The boundaries are defined by panel fencing, with attractive views overlooking the fields beyond Hyde Lane.
- The gardens are mainly laid to lawn in a parkland-style setting.
- A thatched garden room offers flexibility for use as a sunroom or home office, while a garden shed provides additional storage.
- A pretty terrace lies adjacent to the garden room, making it an ideal spot for outdoor dining or entertaining.

## Additional Information

- Council Tax Band: F
- Mains connection to electricity and water supply
- Private treatment plant
- Energy performance rating: D Current: 59D Potential: 74C
- Oil central heating
- Cable broadband
- Ultra fast broadband is available at the property, with downloads speeds of up to 1800 Mbps (Ofcom)

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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