



Furze Hill, Fordingbridge, Hampshire, SP6 2PX

SPENCERS
NEW FOREST





A beautifully presented traditional New Forest Farmhouse situated on a site of approximately 8½ acres along a quiet country lane within the north part of the New Forest National Park.

This magnificent home briefly comprises over 5,400 square foot of living accommodation with four bedrooms, four bathrooms and a separate one-bedroom cottage and an abundance of outbuildings including stable yard, cart barn, hay barn, tack room, menage, tennis courts and six paddocks.







The Property

- Elegant drawing room extending into a large south facing Vale conservatory
- Beautifully finished solid wood floors, working fireplace and a unique feature of a revolving bookshelf which opens into a TV Snug
- Impressive kitchen/dining room with attractive flagstone floors. Large central island unit with granite worktops and hand crafted built fitted oak base wall and drawer units
- Electric fired AGA
- Superb gym with separate treatment/ yoga room, utility, and boot room.
- First floor accommodation features a magnificent master bedroom suite which includes an ensuite bathroom and walk in dressing room, two further bedrooms
- Separate staircase leads to the guest bedroom with an adjoining bathroom, separate shower, and bath
- A completely self-contained one bedroom detached cottage with its own garden and parking , currently being successfully used as an Air BnB

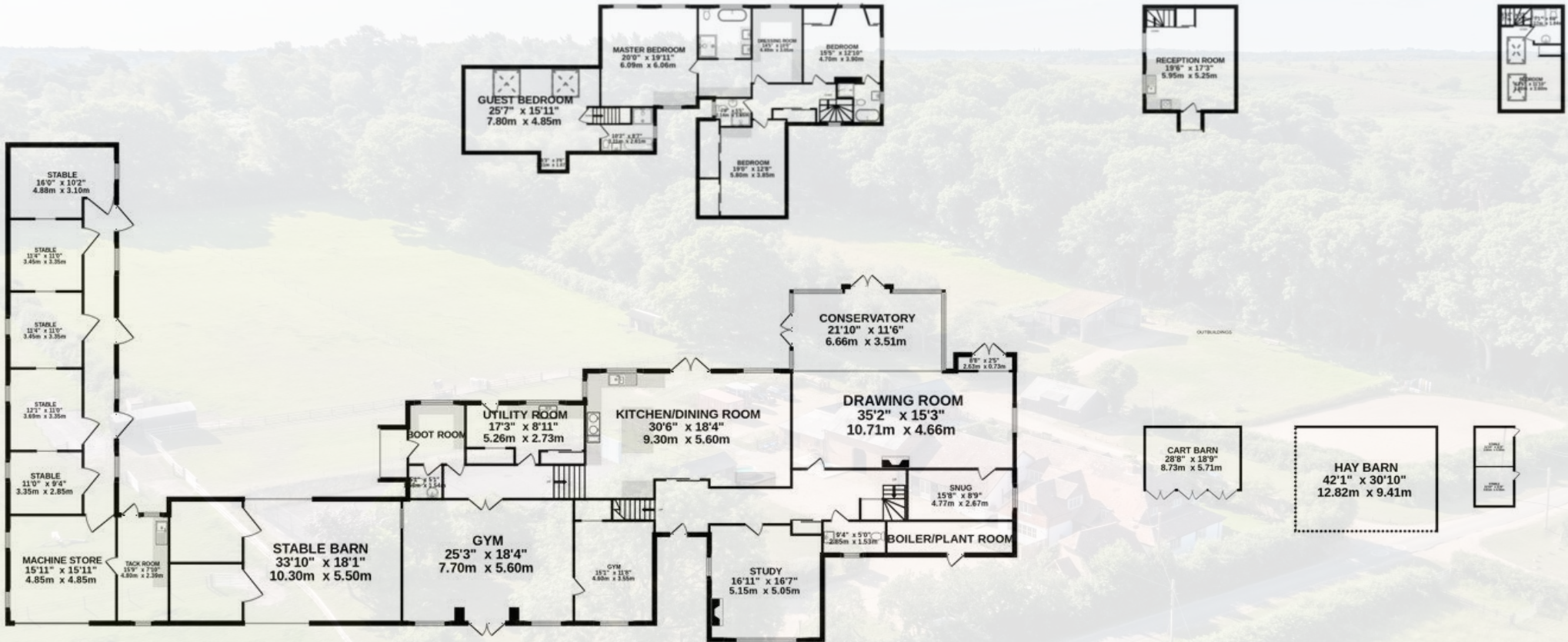
FLOOR PLAN

1ST FLOOR
1890 sq.ft. (173.6 sq.m.) approx.

ANNEX GP

ANNEX FF

GROUND FLOOR



TOTAL FLOOR AREA : 7847sq.ft. (729.0 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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Ancillary Accommodation

- Attached to the side of the property holds a two storey ancillary accommodation
- Open plan kitchen/ dining room
- Upstairs a first floor studio with ensuite
- The accommodation is also gated to the front entrance, featuring a patio and small garden space



Services

Energy Performance Rating: D

Council Tax Band: H

Mains connected: Electricity, water and broadband

Private drainage

Central heating, Oil fired

Ofcom broadband speeds up to: 1000 Mbps (Ultrafast)



Grounds & Gardens

Gorley Vale Farm is approached along a quiet lane into two main entrances, one which leads into the stable courtyard and the other is to the main house, both through wooden five bar gates.

The formal gardens lie mainly to the rear of the house which is to the south side and have been beautifully arranged as a walled garden with tiered terraces leading up to the stables.

The gardens also consist of neat lawns with walled border stocked with evergreen shrubs and some ground covering plants for ease of maintenance.

The north part of the gardens is predominately laid to lawn with some mature trees and shrubs and there is a hard tennis court.

To the north of the property lie six paddocks with stock proof fencing and a water supply. Next to the hay barn is an all-weather sand based menage.

The outbuildings are an excellent asset to this equestrian home and comprise of an original brick-built barn containing two stables that are open on both sides and lead into the stable yard.

The yard consists of five loose boxes, tack room and a machine store and two further stables, a cart house and hay barn to the front of the main house.



Directions

Exit Ringwood along the A338 Ringwood to Fordingbridge road, continue along this road until you reach the Old Beams public house on your right, turn right here into Mockbeggar lane and at the end of this road after crossing the cattlegrid turn left and continue through Ibsley. Pass the garage on your left and then pass Hockeys farm on your right then take the right hand fork to Ogdens. Continue along this road for about a mile and a half, taking you through Hucklesbrook and passing Furzehill farm on your right, the road bears left and continue along this road and you will come to a drove, you will then see the property on your right.





Fordingbridge



Hockey's Farm Shop



Moyles Court School

The Local Area

As the crow flies...

Fordingbridge	4 miles
The Royal Oak Pub	1.8 miles
Salisbury	17 miles
Ringwood	5.3 miles
Moyles Court School	2.2 miles
Hockey's Farm Shop	1 miles
Bournemouth	15 miles
Christchurch	13 miles

Situation

Located in a picturesque and peaceful hamlet within the New Forest National Park, this charming home offers excellent access to nearby Gorley Common, a perfect spot for outdoor pursuits including walking, cycling and horse riding. Within walking distance are the local farm shop, Hockey's Farm, and the popular Royal Oak Public House. The surrounding new forest offers thousands of acres of natural heath and woodland, an outstanding natural beauty spot where new forest ponies, donkeys and cattle roam free.

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 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:

42 High Street, Ringwood, Hampshire. BH24 1AG
T: 01425 462600 E: ringwood@spencersnewforest.com

www.spencersnewforest.com