



Fryern Court Road

Burgate, Fordingbridge, SP6 1NG

S P E N C E R S







Offered with no forward chain, this detached chalet-style bungalow is situated in a quiet rural location and incorporates a plot within part of the garden with planning permission for a detached dwelling. The property would suit a buyer looking for a self-build opportunity or multigenerational living.

The Property

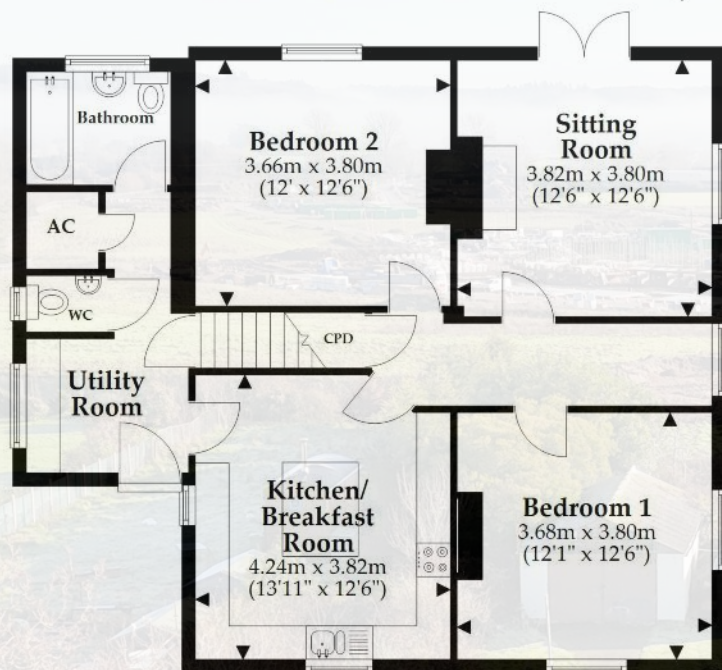
- A spacious entrance hall/utility hall with tiled flooring and built-in storage units with work tops over, alongside a separate WC and airing cupboard.
- A modern kitchen with an excellent range of built-in base, wall and drawer units with contemporary work tops and under unit lighting.
- Built-in appliances include an eye-level double oven with grill, electric induction hob with extractor over, and dishwasher. Central island unit provides additional storage and workspace.
- A sitting room with a pleasant aspect overlooking the gardens and countryside beyond, featuring a Victorian-style ornate cast iron open fireplace. French doors lead into the rear gardens.
- A family bathroom fitted with a modern three-piece suite, tiled flooring, and a tiled panelled bath.
- Two generous ground floor bedrooms, both enjoying a pleasant aspect over the rear gardens, with stairs leading to a first-floor bedroom.



FLOOR PLAN

Ground Floor

Approx. 83.8 sq. metres (902.1 sq. feet)



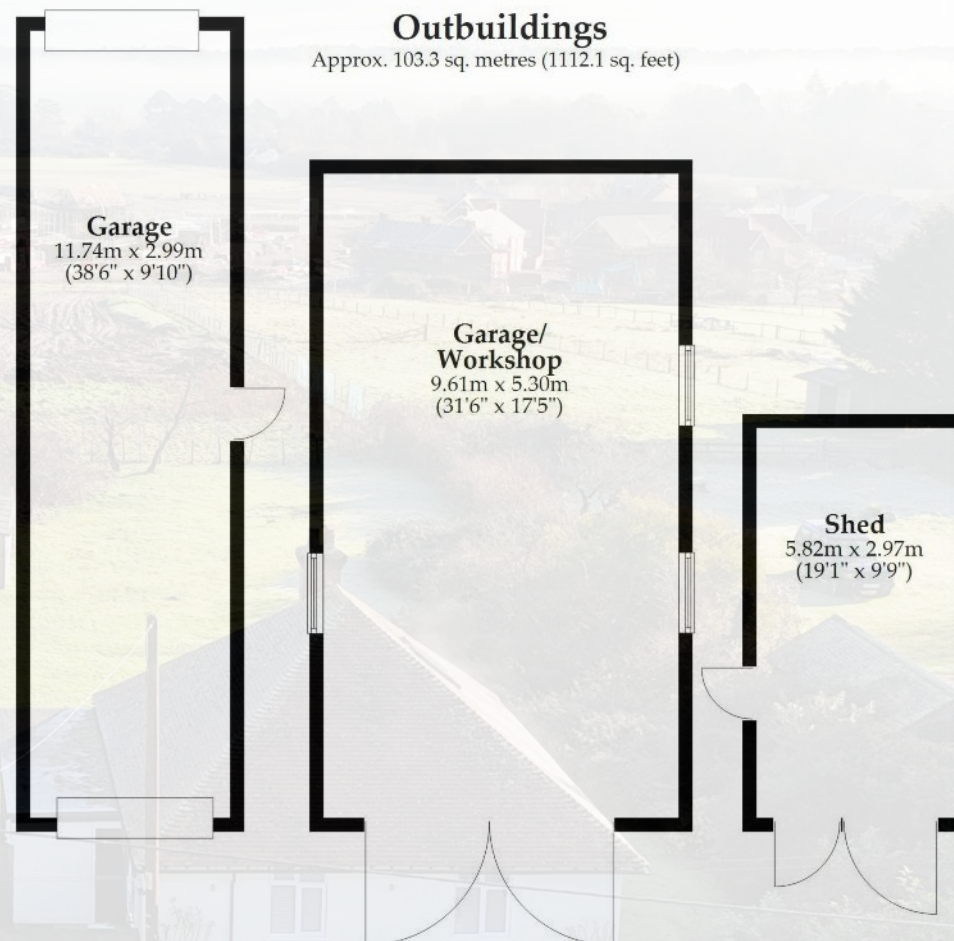
First Floor

Approx. 17.5 sq. metres (188.4 sq. feet)



Outbuildings

Approx. 103.3 sq. metres (1112.1 sq. feet)



Total area: approx. 204.6 sq. metres (2202.6 sq. feet)

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





Additional Information

- Tenure: Freehold
- Council Tax Band: E
- Mains Connection to Electricity and Water
- Private Drainage (Cesspit)
- LPG/Oil Heating, Immersion Heater if Required
- Energy Performance Rating: F Current: 38F Potential: 63D
- Superfast broadband speed of up to 30 Mbps (Ofcom)
- FFTC - Fibre-optic to the cabinet, then to the property

Directions

Exit Ringwood onto the A338 towards Fordingbridge. Continue past Fordingbridge, remaining on the A338, passing through Burgate. Turn left into Fryern Court Road and proceed up the hill. At the sharp left-hand bend, the property will be found on the left-hand side, identified by our for sale board.





Grounds and Gardens

The property is accessed via five-bar wooden gates leading to a gravel driveway and forecourt. There are three outbuildings, including a garage, located within the rear gardens. Twin wooden gates provide access to the substantial rear gardens, which are mainly laid to lawn.

Outline planning permission has been granted for a detached dwelling under planning reference number NFDC 25/10106 within part of the garden.

The Situation

Set on the edge of the New Forest National Park, the charming village of Burgate offers a highly desirable blend of rural tranquillity and everyday convenience. Burgate itself enjoys a peaceful countryside setting, surrounded by open farmland and scenic walking routes, while Fordingbridge, just a short distance away, provides an excellent range of local amenities including independent shops, cafés, pubs, a supermarket and well-regarded schools. For commuters, the location is particularly well placed, with easy access to established commuter routes and the M3, connecting to London and the wider motorway network. Mainline rail services are available from nearby Salisbury, offering direct routes to London Waterloo. International travel is also well catered for, with Southampton Airport and Bournemouth Airport both within comfortable reach, providing a wide range of domestic and European flights.

Important Notice

By prior appointment only with the vendor's selling agents Spencers Property.

Spencers 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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