



The Clock House

Sopley Park, Sopley, Christchurch, BH23 7AT

SPENCERS
NEW FOREST





The Clock house is a beautiful example of a conversion of former stables and coach house, and is always instantly recognised by its signature clock tower.

The stunning accommodation is elegantly presented retaining much of the original period features including impressive tall ceilings in most of the reception rooms.

Outside the property is approached along a sweeping drive and the whole site amounts to about eighteen acres of paddocks and gardens.



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The Property

- Tall barn style doors lead into the entrance hall with double substantial casement doors leading into living room
- The impressive living room features tall vaulted beamed ceilings with atrium, providing plenty of light, stunning flagstone floors finished in limestone, central freestanding wood burning stove providing additional heat
- The living room, dining room and kitchen has under floor heating
- Split level leading up to the superb dining room with beamed ceilings, part folding doors leading out onto rear terrace and views over the gardens
- Magnificent open plan kitchen / breakfast room with a superb range of base wall and drawer units with contemporary hand-crafted work tops with attractive under lighting
- Built in appliances include, electric AGA, dishwasher, double Belfast sink, wine cooler and integrated fridge freezer
- The generous study with double aspect, flagstone floors and stable door
- Sitting room/media room with beautiful stone tiled floors, exposed brick relief wall with fireplace and built in wood burning stove
- Staircase from living room leads to two first bedrooms, principle bedroom with beautiful aspect over gardens, modern en suite shower room with luxury three piece suite including shower.
- Further bedroom to front aspect with attractive arch window . Family bathroom with a modern and stylish four piece suite including freestanding bath and separate shower
- Second staircase leads from a separate entrance hall and an adjacent utility room, to further first floor accommodation which comprises two further bedrooms and a stunning family bathroom with a luxurious three-piece suite which includes a free-standing bath and a wide basin wash stand

FLOOR PLAN

Ground Floor

Approx. 467.4 sq. metres (4823.9 sq. feet)



Second Floor

Approx. 29.5 sq. metres (317.1 sq. feet)



First Floor

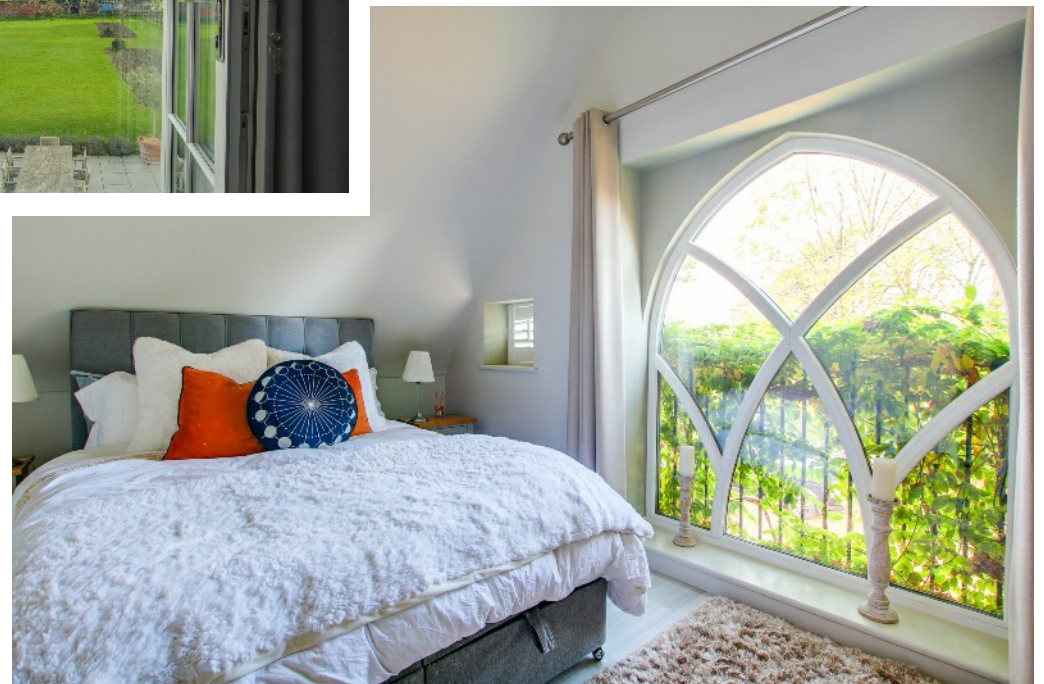
Approx. 136.2 sq. metres (1467.6 sq. feet)



Total area: approx. 625.1 sq. metres (6728.5 sq. feet)

We have every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for error or omission or misstatement. The 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. Plans produced using 'Pencil'.







Grounds & Gardens

The property is approached along a tarmac sweeping driveway which is flanked by fruit trees with several well fenced paddocks with field shelters and self-filling water troughs.

The driveway leads through electric gates to an extensive graveled parking area and also to a useful range of outbuildings, this includes a block built stable yard, incorporating three stables and tack room, an adjacent field gate provides access to the rear paddocks and formal gardens.

The extensive walled gardens are well kept with immaculate sweeping lawns and feature a large stone terrace and a covered outside entertaining area.

Opposite the kitchen is an attractive walled garden with wrought iron gates leading to a traditional Victorian greenhouse.



The Situation

Sopley is situated within a conservation area on the edge of the Avon Valley and New Forest, between the popular coastal town of Christchurch and the historic market town of Ringwood. There is a village hall and a quality dining pub within easy walking distance and Sopley Primary School is just a short distance away, as well as other local private and state secondary schools. Christchurch is situated approximately 2.5 miles south offering an extensive range of independent and high street shops, boutiques, restaurants, cafes, hotels and the beautiful natural harbour which is home to two sailing clubs, a rowing club and plenty of water-based activities. The market town of Ringwood is approximately 6 miles north offering further shopping, leisure facilities and a good range of pubs, cafes and restaurants. The larger coastal town of Bournemouth with its famous beaches is also close by as are major transport links; the A31 and the M27 gives access to Southampton, the M3 and London beyond. Christchurch has a main line train station as does Bournemouth and Southampton plus the latter benefiting from having international airports.



Directions

Leave Ringwood along the Christchurch road and head to Sopley. Go through the village on the one way and turn left into Derritt Lane and then as you go along this road you will see the entrance on your right to the driveway.

Services

Energy Performance Rating: E

Council Tax Band: G

Drainage: Private

Heating: Under Floor Heating and Oil Fired

Available download speeds of up to 69 Mbps (Superfast) (Ofcom)



Points Of Interest

As the crow flies...

Ringwood	7 miles
Sopley Farm Shop	1.4 miles
Woolpack Inn	0.9 miles
Moyles Court School	9.7 miles
Christchurch	3 miles
Christchurch Hospital	3.8 miles
Bournemouth	8.1 miles

Viewings

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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