



Rockford, Ringwood, BH24 3NA

SPENCERS
NEW FOREST





A stunning four bedroom detached forest style double fronted cottage in a beautiful sylvan setting benefitting from far reaching views of the surrounding forest.

This utterly charming family home is very well presented and features an abundance of accommodation and a generous open plan kitchen/dining room with lovely views of the private gardens.



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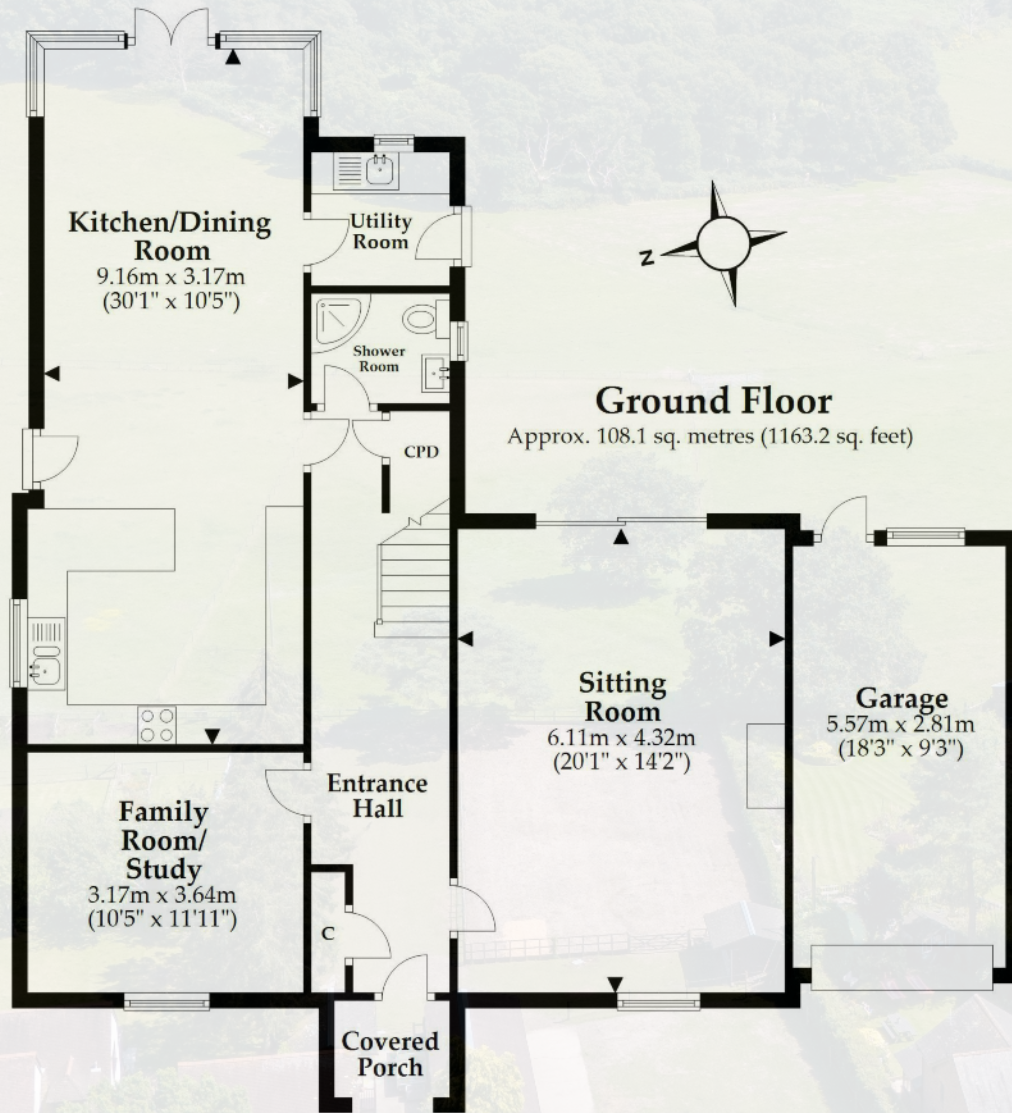
The Property

Covered front entrance porch provides access to a spacious entrance hallway with modern ground floor shower room incorporating matte black fittings, under stairs storage.

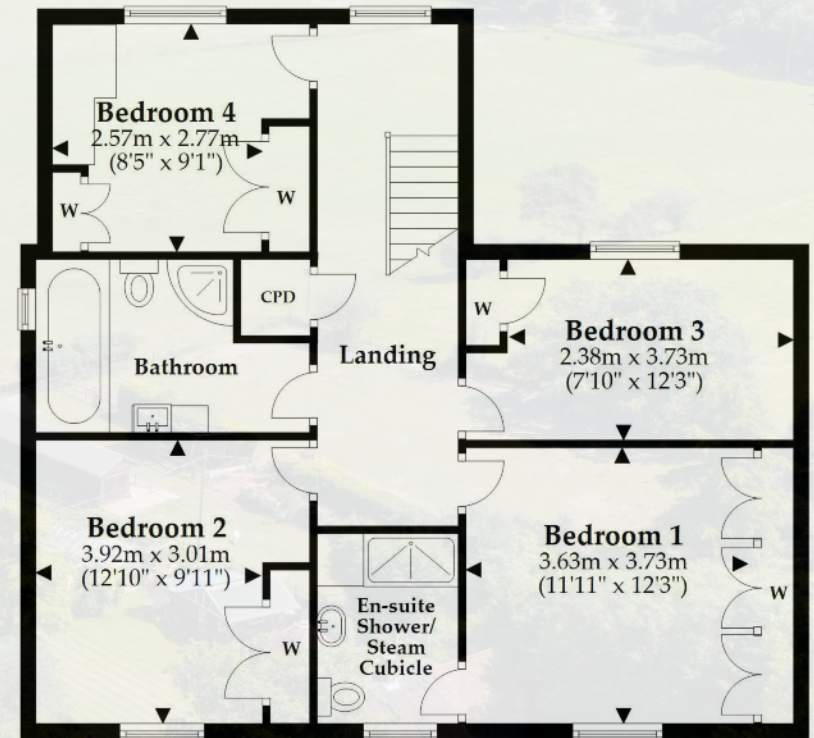
Oak doors then compliment access to the ground floor rooms featuring:

- An impressive dual aspect sitting room with an attractive fireplace featuring a wood-burning stove as well as sliding hardwood patio doors providing direct access to the rear garden
- A glorious kitchen/ diner housing a modern kitchen with a large range of floor and wall mounted kitchen cupboards and drawers, granite work surfaces and back stands, inset one and a half bowls sink unit and peninsula-style breakfast bar. There is a blend of German fitted appliances as well including a Bosch double oven and dishwasher and a Miele, American style fridge freezer. The kitchen flows effortlessly into a dining area with vaulted/beamed ceiling. Double patio doors then open onto the rear patio area for alfresco dining with views across the garden to fields beyond
- The utility room access via the dining area houses storage cupboards, single drainer sink unit, space and plumbing for washing machine and an external side door to the rear garden
- A spacious ground floor bedroom / secondary snug located off the entrance hallway at the front of the property and is currently used as a bedroom with access to the shower completes the well-planned ground floor accommodation

FLOOR PLAN



First Floor
Approx. 71.3 sq. metres (767.4 sq. feet)



Total area: approx. 179.4 sq. metres (1930.6 sq. feet)

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





The Property Continued ...

- Stairs then lead to a first floor landing that is part galleried with rear aspect views across the garden and fields beyond and provides access to four spacious bedrooms and two bathrooms.
- The principal bedroom with views over towards the forest and lakes to the front, fitted with triple mirror fronted wardrobes, Deluxe ensuite shower room with shower cubicle/valve incorporating a steam function, sensor-operated lighting, and underfloor heating.
- Three further double bedrooms
- Family bathroom incorporating a modern fully tiled four-piece bathroom suite inclusive of a bath and shower cubicle complimented by sensor-operated lighting and underfloor heating.



Services

Energy Performance Rating: D

Council Tax Band: G

Water: Mains

Drainage: Private

Heating: Oil/ LPG

Ofcom broadband speeds up to: 1,000 Mbps (Ultra Fast)



Grounds & Gardens

Wide frontage with front boundary secured by a substantial brick wall with brick pillars and picket fencing

Electric double gates and separate pedestrian gate

Gravel resin driveway providing ample off-road parking and access to the attached garage:

- Up and over door
- Electric power and lighting
- Mezzanine storage
- Personal door into the rear garden

Side pathway extending from the driveway into the rear garden:

- Mainly laid to lawn for ease of maintenance
- Large shaped area of paved patio abutting the rear of the property, accessible via the sitting room and kitchen/dining room
- Beautifully planted bedding offering colour and tranquillity to the garden
- Summerhouse ideal for additional storage or home bar



Directions

Exit Ringwood via the A338 heading north towards Fordingbridge. Continue for approximately 1.5 miles and turn right into Ellingham Drove. At the end of the road turn right. The property can be found on your left hand side just before the Alice Lisle.





Hockey's Farm Shop



Moyles Court School

The Local Area

The property is located in the highly sought after and picturesque New Forest location of Rockford Common, within the New Forest National Park. This beautiful semi-rural location offers thousands of acres of heath and woodland for a variety of outdoor pursuits, particularly bike and horse riding. There is a popular country pub in nearby Rockford and convenient access to excellent private and state schools. Ringwood town centre is nearby, offering an excellent range of shops, boutiques, cafes and restaurants as well as two well-known supermarkets and two leisure centres.

Locally, there are two of England's finest golf courses (Fern-down and Remedy Oak) and access to Yachting and Boating quays (Lymington). Southampton Airport Parkway Railway Station is easily accessible via A31/M27 and provides access to Waterloo within 1 hour. Bournemouth International Airport is conveniently located just 10 miles south of the property.

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:

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