



Gunville Cottage

North Gorley, Fordingbridge, SP6 2PF

SPENCERS
NEW FOREST





Offering simply magnificent views across the northern parts of the New Forest and as far reaching as Breamore House, this delightful 5-bedroom cottage of nearly 300 years old positions itself within 2.61 acres of impressive grounds and benefits from additional outbuildings such as a large studio and a storage barn.

Internally, the property is very well presented and there is a sublime blend of character and modern features. There is also great potential to further improve the property STPP.



5



3



2







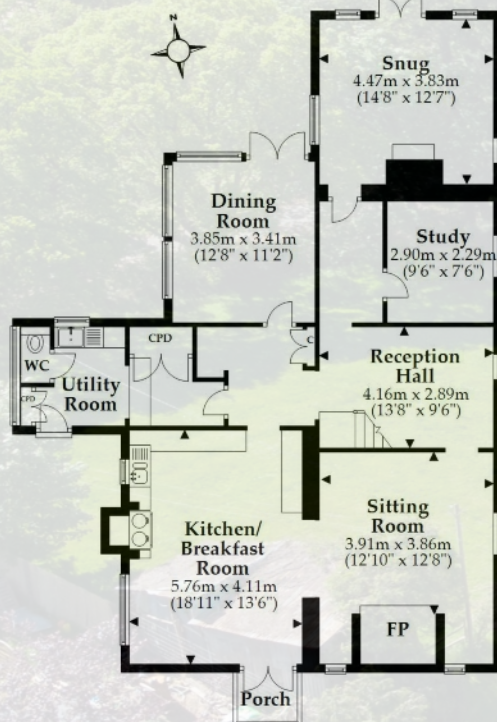
The Property

- Sweeping forest driveway leads to a driveway providing parking for several vehicles.
- A post and rail fence enclosed front garden leads to an attractive porch that provides access to;
- An impressive kitchen diner with farmhouse stone style flooring and an exposed oak beam. The kitchen incorporates an impressive AGA as well as a farmhouse sink offering unrivalled views beyond the 100's of acres of forest and land beyond.
- The kitchen diner area opens into the main sitting room via a small step. The character brimming sitting room benefits from a large central open fireplace as well as a triple aspect outlook.
- The main reception hall housing the staircase occupies the middle of the ground floor area and is a quaint space the has space for a baby piano or other focal point furniture
- There is a secondary internal hallway that then leads through to a garden room style dining room as well as a magnificent vaulted utility room/boot room
- The remainder of the main hallway leads to a further snug with a working fireplace and French doors to the far end as well as a small recessed study with views across the front paddock land
- Upstairs provides access to five double bedrooms and two bathrooms
- The landing area is an impressive vaulted space embellished with character and class.
- The principal bedroom is to the far end of the landing and houses fitted wardrobes, a triple aspect outlook and a glorious balcony space that truly makes the most of the far reaching views.
- The main family bathroom provides both a large single shower and a bath that has the most tremendous views through a pocket window over the fields beyond. The remainder of the rooms features a back to the wall WC and hand basin
- An architecturally impressive vaulted shower room
- Four further bedrooms all embracing the splendid New Forest outlook beyond

FLOOR PLAN

Ground Floor

Approx. 121.0 sq. metres (1301.9 sq. feet)



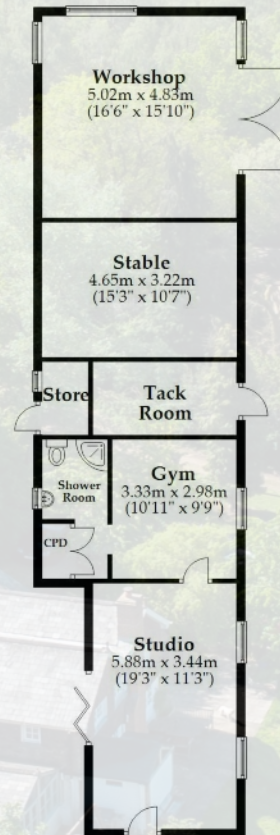
First Floor

Approx. 100.6 sq. metres (1082.7 sq. feet)



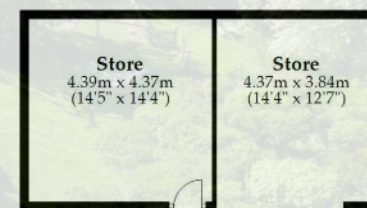
Outbuilding

Approx. 84.9 sq. metres (913.4 sq. feet)



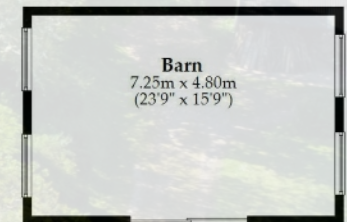
Outbuilding

Approx. 36.4 sq. metres (391.8 sq. feet)



Outbuilding

Approx. 34.8 sq. metres (374.6 sq. feet)



Total area: approx. 377.6 sq. metres (4064.4 sq. feet)

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







Grounds & Gardens

To the outside, there is an array of possible uses for the splendid 2.61 acres of grounds;

- The front paddock to the property poses a delightful post and rail fence enclosed area, offering direct forest access to the opposing side of the Buddle Hill road. There currently is an agricultural building that has the potential to be renovated subject to necessary planning consents
- The patio to the rear of the property extends the full width of the property and offers glorious panoramic rural views with the lower section being a sloping lawn with an adjacent orchard
- There is a large barn to the northerly aspect of the plot that could be used as great agricultural or vehicular storage
- A further paddock lies to the far end of the plot at a dog leg to the main residence and is a great holding paddock that is currently used to enclose sheep
- The gardens are inviting all year round and offer varying colour throughout all of the seasons, which compliments the surrounding views and scenery excellently.

The Situation

The quiet hamlet of North Gorley and situated in an enviable position within the magnificent New Forest National Park. Offering excellent access to great dog walking, cycling and horse riding on the nearby Gorley Common, a perfect spot for outdoor pursuits, set in a peaceful community. Nearby is a local farm shop, and the popular Royal Oak Public House. The market town of Ringwood is approximately 4 miles away comprising a wide variety of shops, cafes, restaurants, leisure facilities and excellent schooling. The quaint town of Fordingbridge is approximately 2 miles away also offering superb facilities, and the historic city of Salisbury approximately 10 miles north. For commuters, the easily accessed A338 provides links to the larger towns of Bournemouth and Christchurch and the A31 links to the M27 to Southampton.



Points Of Interest

As the crow flies...

Fordingbridge	2.7 miles
The Alice Lisle Pub	2.6 miles
Salisbury	14.6 miles
Ringwood	4.9 miles
Moyles Court School	2.3 miles
Fordingbridge Hospital	2.8 miles
Bournemouth	15 miles
Christchurch	13 miles

Directions

Leave Ringwood and take the A338 Ringwood to Fordingbridge road . After passing the Old Beams public house on your right and then a garage turn right signposted North Gorley, this is Lawrence road. At the end of this road after crossing a cattlegrid turn left and then shortly turn right into Buddle Hill. Go up this narrow lane round the left hand bend and right to the top of the hill and you will shortly come to a left hand track opposite a forest car park, turn left into this track and you will come to the property on your right.

Services

Energy Performance Rating: E Current: 48 Potential: 71

Council Tax Band: F

Available download speeds of 1000 Mbps Ultrafast (Ofcom)

Oil Fired and Septic tank

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