



Sandford Gables

Dragon Lane, Sandford, Ringwood, BH24 3BS

S P E N C E R S





‘Available for the first time in 60 years, this four bedroom detached house offers opportunity for modernisation and enjoys far reaching views of the open countryside.’

As you step through the timber-framed porch and into the sitting room, you are welcomed into a spacious and inviting living space, centred around a feature wood burner. A wooden open staircase rises to the first floor, with a convenient storage cupboard beneath.

Double doors lead from the sitting room into a bright, dual-aspect kitchen and dining room. This generous open-plan space is fitted with wall and base units, integrated appliances including a Beko oven and induction hob and a breakfast bar for casual dining. Two sets of patio doors open onto the rear garden, flooding the room with natural light and offering far reaching views across the fields. A second wood burner adds warmth and charm to the dining area, which flows into a dual-aspect study, perfect for working from home.

Beyond the kitchen, a practical utility room offers space for a washing machine and tumble dryer and provides access to a ground-floor WC and the rear garden, ideal for returning from countryside walks.

A converted garage provides a generous ground-floor double bedroom, perfect for guests or flexible family living.

Upstairs, a part-galleried landing leads to the family bathroom and four well-proportioned double bedrooms. Bedroom one is positioned at the front of the property, while bedroom two enjoys stunning open views across the surrounding fields and features fitted sliding wardrobes. There are two further double bedrooms of good size. The family bathroom is equipped with a bath, separate shower, WC and wash hand basin.



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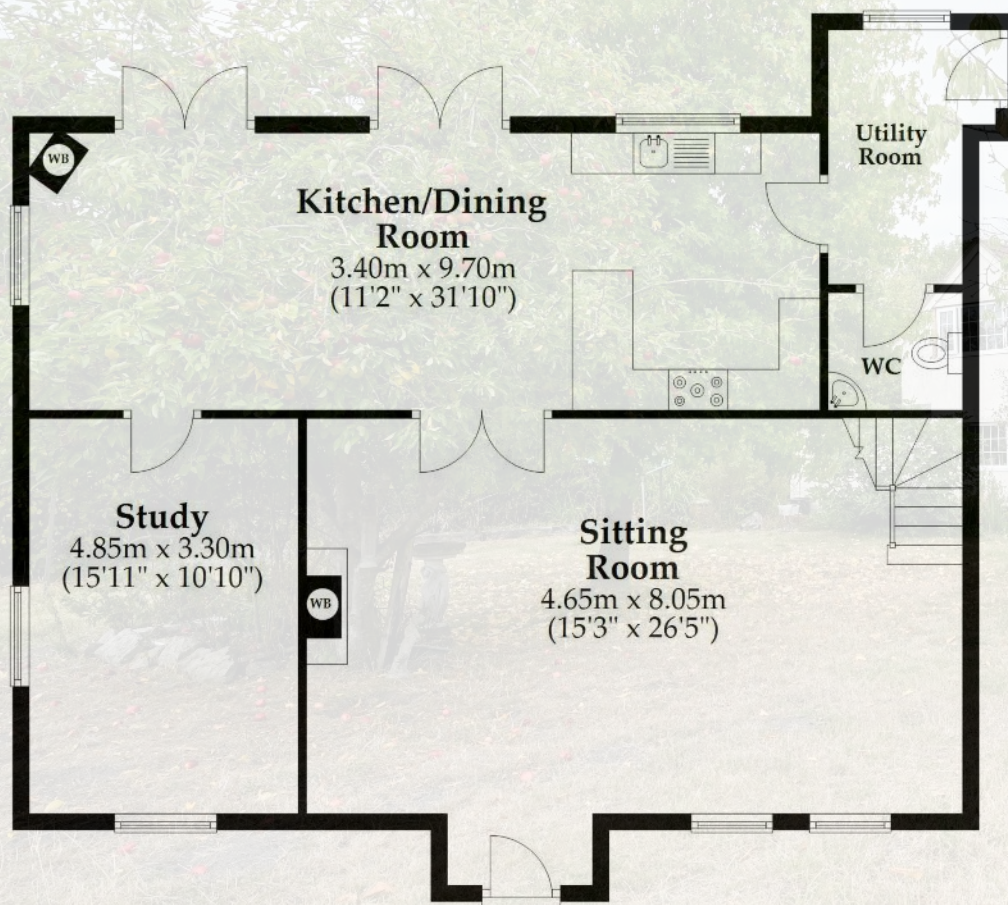


FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

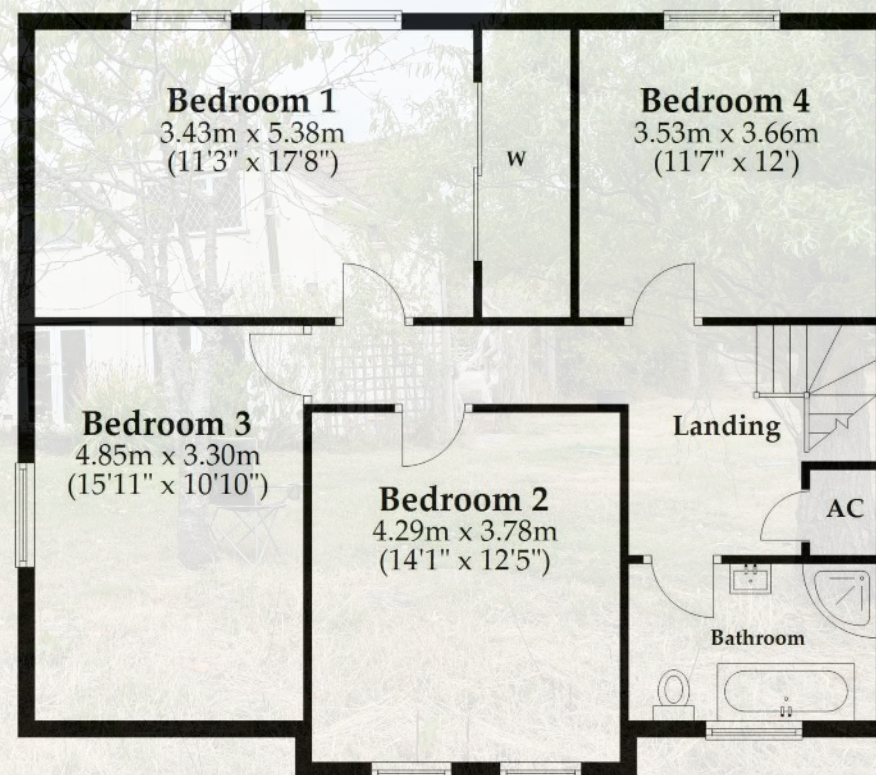
Ground Floor

Approx. 99.1 sq. metres (1066.3 sq. feet)



First Floor

Approx. 89.0 sq. metres (958.1 sq. feet)



Total area: approx. 188.1 sq. metres (2024.3 sq. feet)

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



Outside

The property is approached via a five bar gate and opens onto a generous parking forecourt. The gardens wrap around the property in a park-like style, featuring mature planting and established fruit trees. There is a stable/store with power and water supply providing useful additional space, complemented by a further garden shed. The property overlooks open fields, creating a tranquil and peaceful retreat. There is also the opportunity to additional land available by separate negotiation from the Bisterne Estate at a guide price of £75,000.

Additional Information

- Energy Performance Rating: D Current: 55D Potential: 88B
- Council Tax Band: G
- Tenure: Freehold
- Mains electricity
- Oil heating
- Estate water supply (Mills Estate)
- Private drainage (treatment plant)
- Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available (Ofcom)
- Mobile Coverage: Good coverage - No known issues, please contact your provider for further clarity

Important Notice

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.



The Situation

Sandford is a small hamlet on the outskirts of Ringwood, offering a peaceful, rural setting with easy access to both the market town of Ringwood and the open spaces of the New Forest National Park. Known for its quiet lanes and close proximity to nature, Sandford provides a tranquil lifestyle while remaining well connected to nearby towns and essential amenities.

Just a 10 minute drive away, Ringwood boasts a comprehensive range of facilities, including a mix of independent and high street shops, restaurants, leisure centres and excellent schools. The nearby New Forest National Park offers over 10,000 acres of heathland and woodland - ideal for outdoor pursuits such as cycling, walking and horse riding.

For commuters, Sandford benefits from convenient access to the A338, providing direct routes to the larger coastal towns of Christchurch, Bournemouth and Salisbury, as well as Southampton via the M27. International airports at both Bournemouth and Southampton, along with easy connections to the M27 and M3, ensure excellent transport links to the rest of the country.

Directions

From the central Ringwood roundabout, take the exit signposted for the town centre onto Mansfield Road. Continue straight, passing through two sets of traffic lights. At the mini roundabout take the first exit onto Christchurch Road. Proceed to the next roundabout and take the second exit, continuing along Christchurch Road. After approximately half a mile, immediately after the Texaco petrol station, turn left into Moortown Lane. Immediately after the turning for Crow Lane, turn right, signposted Bransgore/Bagnum. Continue for 0.7 of a mile, then turn left. After approximately 0.3 mile, turn left onto Dragons Lane. Continue down here for another 0.3 of a mile, turn left again. The property can be found on your right hand side.

What Three Words: [Puzzle.insects.lushly](#)



For more information or to arrange a viewing please contact us:

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