



Lucky Stones

North Ripley, Christchurch, BH23 8EP

SPENCERS



DO YOUR BEST
TRY NEW THINGS
LOSE A LITTLE, GAIN A LOT
SHARE
KNOW YOU ARE LOVED
HELP OTHERS
TELL THE TRUTH
BE KIND
DO THE RIGHT THING
DREAM BIG
LIVE, LAUGH, LOVE
BE GRATEFUL
EAT, PLEASE, AND THANK YOU
ENCOURAGE OTHERS
SMILE
NEVER GIVE UP

EAT



The Property

You are welcomed into a bright and spacious entrance hall, where attractive wooden stairs lead gracefully to the first floor. To the front of the property, a versatile room currently used as a bedroom or study enjoys views over the front garden and is flooded with natural light, making it ideal for work or relaxation.

At the rear, the generous principal ground-floor bedroom offers peaceful garden views, a walk-in wardrobe, and a sleek, contemporary en-suite featuring a large walk-in shower, WC, and basin, all finished with elegant tiling.

The lounge exudes warmth and charm, with a log burner set beneath a striking oak mantelpiece, complemented by bespoke built-in storage—creating the perfect space for cosy evenings.

At the heart of the home is the well-appointed kitchen, boasting generous storage, a premium Rangemaster cooker, integrated appliances, and ample space for a large dining table. Patio doors lead directly out to the rear garden, creating a seamless connection between indoor and outdoor living.

Flowing from the kitchen, the adjacent living room continues the theme of relaxed comfort, featuring a second integrated wood burner and further patio doors, inviting the outside in.

Practicality is further enhanced by a separate utility room and downstairs WC, complete with a butler's sink, space for white goods, and access to the garden.

Upstairs, two further double bedrooms enjoy side-facing views and are served by a stylish family bathroom with walk-in shower, bath, WC, and basin—all with a pleasant outlook over the garden.



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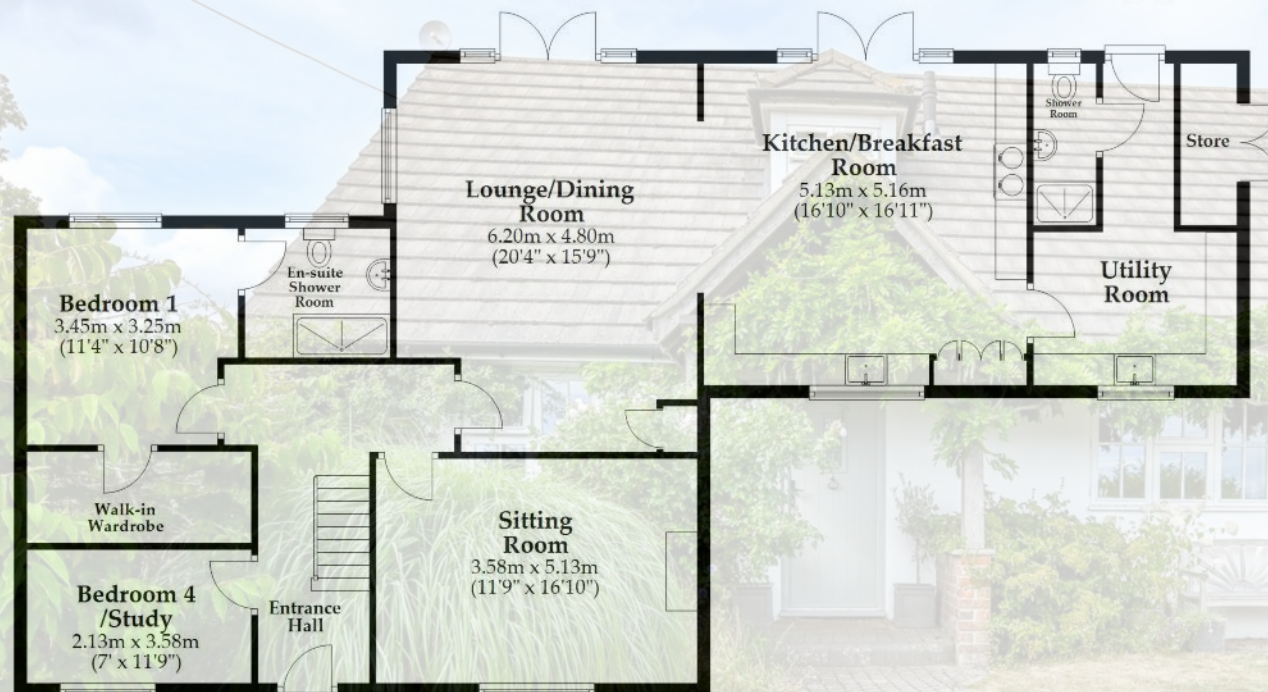


FLOOR PLAN

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

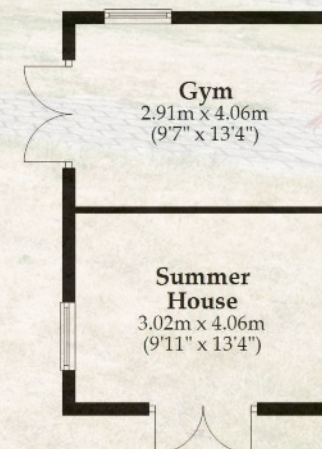
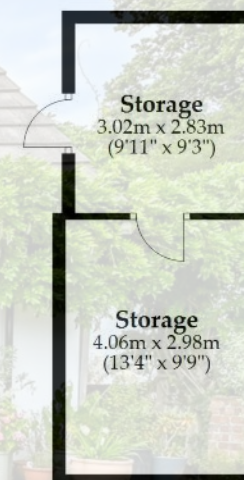
Ground Floor

Approx. 133.7 sq. metres (1439.3 sq. feet)



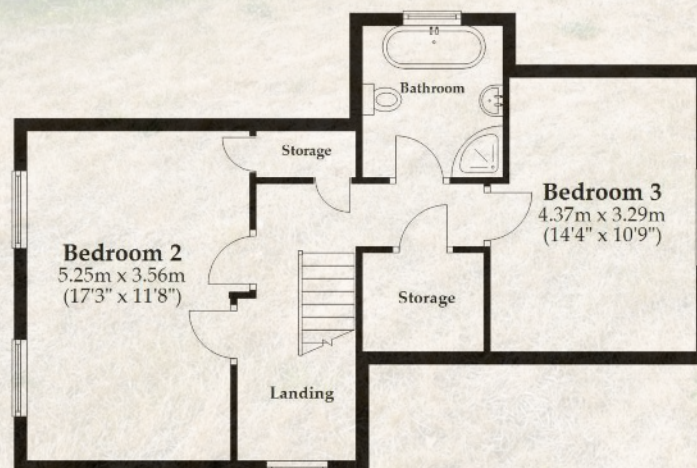
Outbuildings

Approx. 45.4 sq. metres (489.0 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.2 sq. feet)



Total area: approx. 232.2 sq. metres (2499.4 sq. feet)

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







Outside

The garden is a true highlight, offering a spacious main patio with colour-changing lighting—perfect for al fresco dining or evening entertaining. A secondary patio area offers exciting potential for an outdoor cinema setup, with space to project onto the side of the house.

Further enhancing the lifestyle appeal of this property are a range of outbuildings, including stables, storage units, a fully equipped gym, and a delightful summer house/outdoor snug—ideal for hobbies, fitness, or relaxation.

Additional Information

Energy Performance Rating: TBC

Council Tax Band: E

Tenure: Freehold

Mains electricity and water

Private drainage

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available (Ofcom)

Mobile 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

The property is situated in a quiet road in the sought after Hamlet of Ripley, offering a good primary school. The villages of Bransgore and Sopley are a short distance away, offering local shopping facilities. Situated on the edge of the Avon Valley and open forest between the popular coastal town of Christchurch and the historic market town of Ringwood.

Christchurch is 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 larger coastal towns of Bournemouth and Poole with their stunning beaches are also close by as are major transport links; the A31 and the M27; leading east to Southampton, the M3 and London beyond. Christchurch has a main line train station as does Bournemouth and Southampton.

Directions

From the centre of Ringwood, join Christchurch Road, heading south. Immediately after the petrol station turn left into Moortown Lane, and at the cross roads turn right, signposted to Bransgore. Continue to the end of this lane and at the T junction, turn left, continuing towards Bransgore. After approx. 1.5 miles turn right, signposted to North Ripley, and after a further half a mile turn left into Bennetts Lane; the property can be found a little further along on your left hand side.





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

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