



*Mays Firs, Hale, Fordingbridge, SP6 2NS*

SPENCERS  
NEW FOREST



A stunning New Forest location for this detached single storey dwelling, which is surrounded by beautiful, landscaped gardens of about one acre with nearby forest access.

Built originally in the 1960s , this extended home features a large modern kitchen/ breakfast room, a generous living room with superb views over the gardens, two bathrooms (one ensuite) and a large detached double garage.

This property will suit a buyer looking for an exceptional garden with a vast array of plants trees and flowers for all seasons whilst offering privacy and tranquillity nestled in the New Forest National Park.



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## The Property

- Covered entrance porch leading into a large reception hall with hardwood floors.
- Large inner hall leading to an impressive living room featuring a purbeck stone built fireplace with open fire.
- The dining room with hardwood floors with access to the adjacent sun lounge with lovely views of the gardens.
- A superb modern fitted kitchen in a shaker style with Farrow and Ball painted base wall and drawer units complemented with marble worktops.
- Built in appliances include Bosche double oven and grille, induction hob with extractor over, twin sink unit with chrome monobloc, space for dishwasher, wine rack, space for fridge, attractive karndean floors.
- Separate utility room with built in cupboards, additional enamel sink , oil fired boiler, rear lobby and cloakroom.
- Three generous bedrooms of which one is being used as a study. The principal bedroom benefits from a newly installed three-piece suite including a corner shower unit.
- The family bathroom comprises a four-piece suite which includes a steel enamel bath and separate shower cubicle.



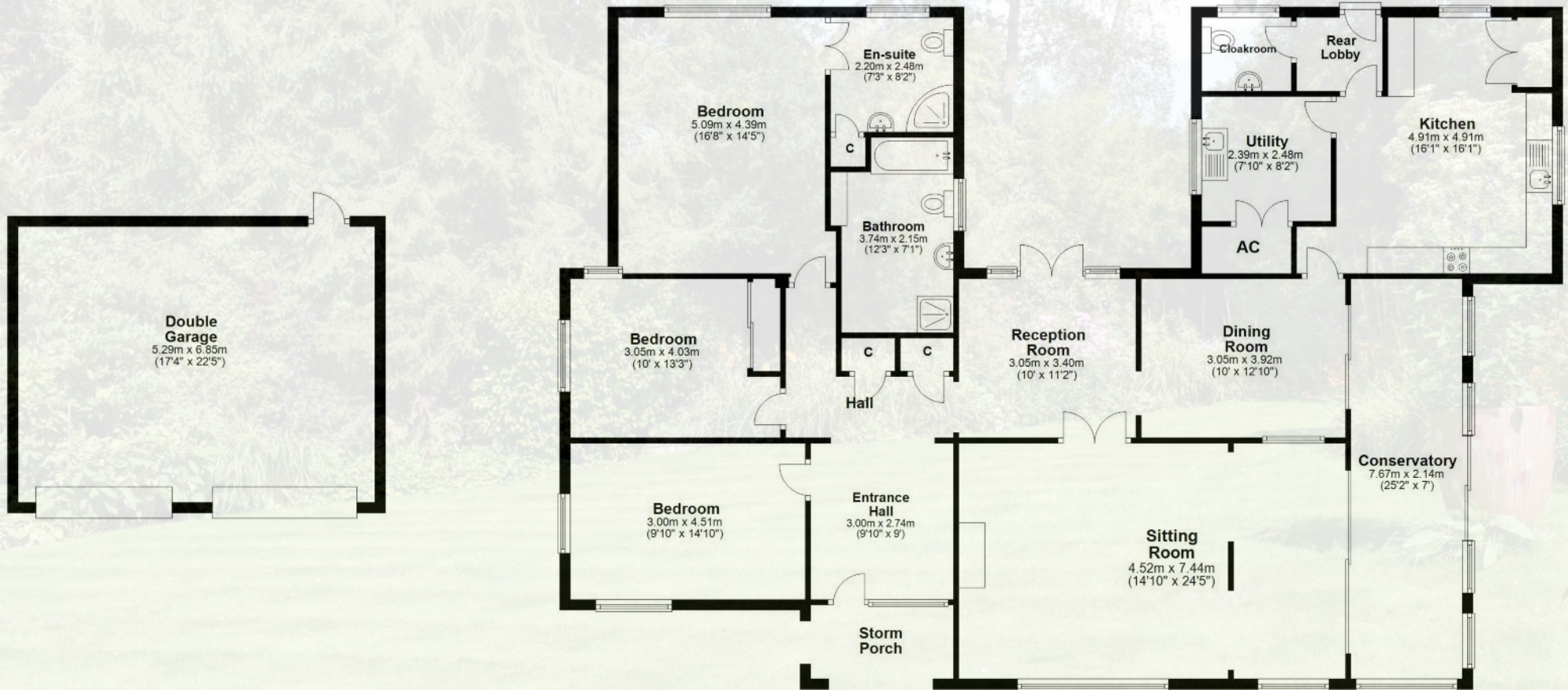
## Gardens and Grounds

The property is approached through a wooden five bar gate into a sweeping gravel drive leading to a large detached double garage with electric twin metal up and over doors. The gardens are magnificent and surround the property with large irregular shaped borders interspersed with manicured sweeping lawns. There are many different types a plants, trees and flowers set within a background of some exceptional specimen trees. The gardens create much privacy and also benefits from a large rear patio terrace, a perfect place for alfresco entertaining.

# FLOOR PLAN

## Ground Floor

Approx. 227.5 sq. metres (2448.8 sq. feet)



Total area: approx. 227.5 sq. metres (2448.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and any other items are approximate and no responsibility is taken for error Omission or misstatement. This 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  
Plan produced using PlanUp.







## The Local Area

The property is situated in the picturesque New Forest village of Hale, located within the idyllic and unspoilt North Westerly corner of the New Forest National Park. Hale is a delightful thriving village with a local pub, post office/village store, village hall, church and village green near by, yet is just a short drive away from the small town of Fordingbridge, comprising a comprehensive range of shopping facilities and amenities as well as good schooling. The surrounding New Forest offers thousands of acres of heath and woodland ideal for a variety of outdoor pursuits, particularly bike and horse riding. The easily accessible A338 gives access to the cathedral city of Salisbury, with mainline railway to London (approximately 7 miles north), and the bustling coastal towns of Bournemouth, Christchurch and Poole (approximately 17 miles south). Southampton is approximately 19 miles east (via the M27), and London approximately a two hour drive (via the M27/M3/M25).

## Direction

Take the A338 Ringwood to Fordingbridge road come off at Fordingbridge and then turn right into the Southampton road B3078. Continue along this road which will take you to Godshill, passing Sandy Balls and then over the cattlegrid passing the Fighting Cocks on your left. This road is called Roger Penny Way and continue until you reach Telegraph Hill then you turn sharp left (hairpin bend) into the B3080. Continue along this road taking you into Forest Road and passing over a cattle grid, shortly after you will turn into Mays Firs on your left. The property drive is found a 100 metres on your left.

## Services

Energy Performance Rating: TBC

Tenure: Freehold

Drainage: Private

Heating: Oil Fired

Available download speeds of up to 40 Mbps

## Viewings

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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