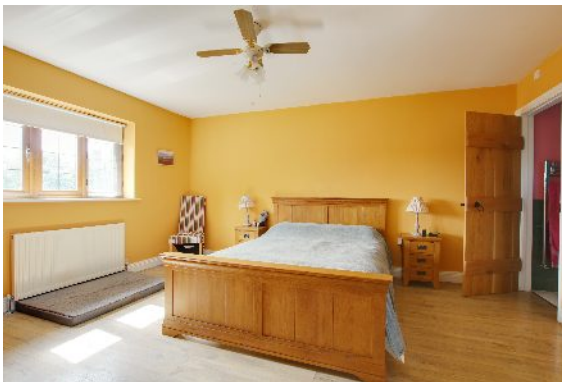




Mockbeggar Lane, Ibsley, Ringwood, BH24 3PR

SPENCERS
NEW FOREST



The Property

An appealing four-bedroom detached house situated in a semi-rural location within a short distance of the nearby Ringwood Forest. Built originally in the 1950s for the Hampshire Constabulary as the local 'police house', this character home was extended and refurbished a few years ago and now offers four bedrooms, two generous reception rooms and two bathrooms. The ground floor is particularly spacious and features an impressive living room which is open-plan into a magnificent dining room with green oak vaulted-ceiling. The large kitchen/breakfast room benefits from a separate utility room. Outside, there is plenty of off-road parking and scope to build a garage (subject to planning permission).

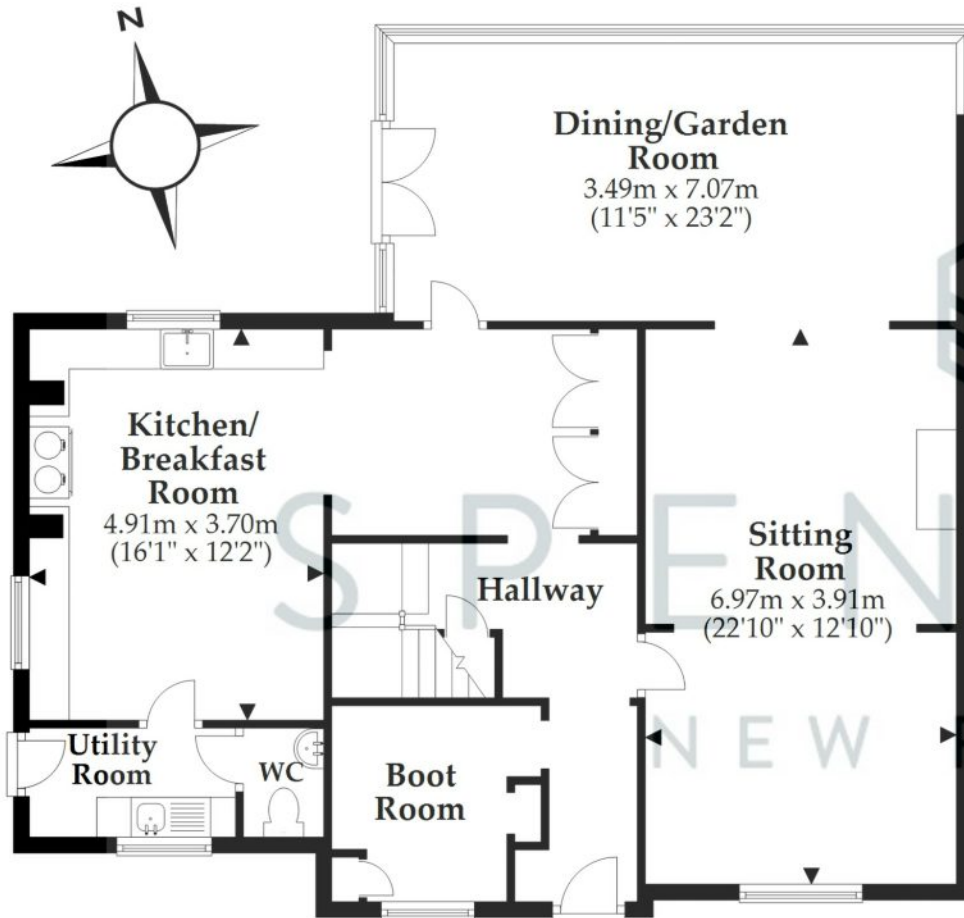
The entrance hall leads to the ground floor accommodation, with attractive tiled floors which lead into the kitchen/breakfast room. To the front is a separate study which could also be used as a boot room/storage. The kitchen has an excellent range of base, wall and drawer units with oak work surfaces and an inset butler's sink with a chrome monobloc. Built-in appliances include a range style cooker, a twin electric double oven and an integrated dishwasher. There is also space for a fridge/freezer and a large table and chairs with an additional reception space. There is a separate utility room with further storage space, an additional sink and space for a washing machine and tumble dryer and an adjoining cloakroom with WC. A further door leads to the side access and rear garden. The main living area is an impressive room which features a 'Minster Style' stone fire surround with a matching hearth with an inset wood-burning stove. The floors are finished in engineered Oak which stretches to the adjoining dining room which benefits from an oak vaulted ceiling, tiled floors, underfloor heating, a separate area which could be used as a study or snug, and doors leading to the rear gardens. Upstairs, there are four generous bedrooms with two bathrooms. The master bedroom has a pleasant aspect to the front and a modern en-suite shower room with a three-piece suite. There is a useful walk-in dressing cupboard with storage and hanging space. The family bathroom has a three-piece suite with a shower over the bath and is finished with stylish travertine floor tiles.

The property is approached by twin gates leading to a large gravelled forecourt with plenty of off-road parking, offering space for a caravan or boat. With additional space at the side for a garage (subject to planning permission). The rear gardens are laid to lawn with a patio adjacent to the rear of the property and side aspect. The boundaries are formed by close panelled fencing.



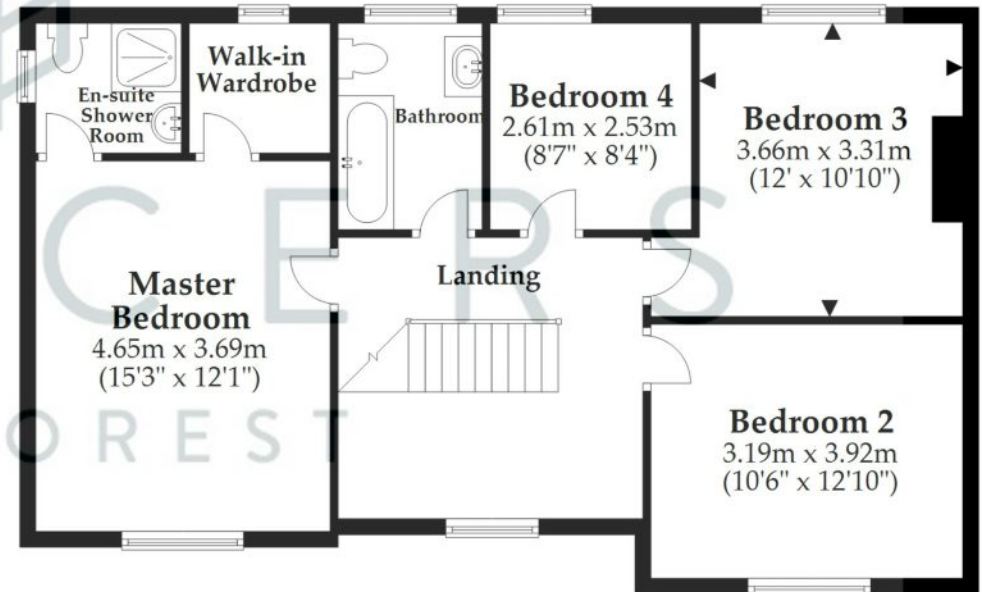
Ground Floor

Approx. 105.1 sq. metres (1131.5 sq. feet)



First Floor

Approx. 75.9 sq. metres (816.7 sq. feet)



Total area: approx. 181.0 sq. metres (1948.2 sq. feet)

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



Services

Mains water, gas, electric - private drainage (septic tank)
Energy Performance Rating: D Current: 67 Potential: 80
Council Tax Band: F

The Situation

This desirable home is located along a country lane in the small hamlet of Ibsley, which is a short distance from the cattle grid, open forest and local pub. The village of Gorley is nearby with a superb farm shop. There is a good range of local amenities in the nearby towns of Ringwood (3 miles) and Fordingbridge (4 miles). North of here is the well-known Cathedral city of Salisbury (14 miles) which has a considerable range of shopping and leisure facilities. The 900 year old New Forest provides superb recreational activities, walking, sailing, riding and cycling. The coast is nearby with two marinas (Lymington and Poole).

Directions

From Ringwood, take the A338 towards Fordingbridge. Directly before the Old Beams pub, turn right into Mockbeggar Lane signposted Mockbeggar. The Old Police House can then be found further along on the left hand side, denoted by our 'For Sale' board.

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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