



The Barn

Ringwood Road, North Gorley, Fordingbridge, SP6 2PQ

SPENCERS
NEW FOREST





A characterful and beautifully presented four/five bedroom barn conversion situated in a quiet and unspoilt part of The New Forest National Park.

The Barn has been lovingly renovated and modernised to exacting standards throughout, creating a most charming and versatile family home, which retains a great deal of charm with exposed Oak beams and natural floor surfaces.

In addition to this, there is an attached but completely self-contained, one bedroom annexe.

The informal gardens extend to about half an acre and include a detached double garage complex and a separate substantial stable/workshop.



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The Property

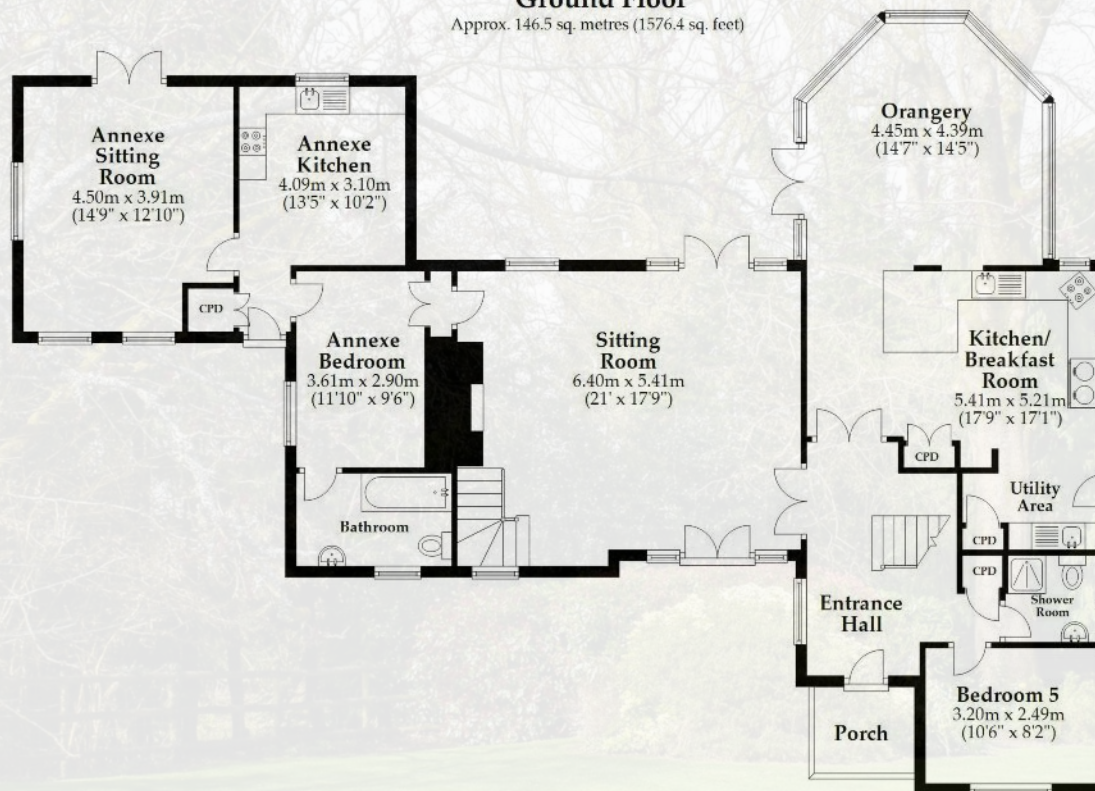
- Covered porch leads in to the spacious double height reception hall, with original slate floors, exposed beams, stairs to the first floor (west-wing), under stairs storage cupboard, and access to all principal rooms
- To the right on entering is a study/Bedroom 5 with an aspect to the front. Adjacent is a modern 'Ideal Standard' shower room with rain shower, W.C, wash basin and window to the side
- From the reception hall, double doors lead into the most spectacular open-plan kitchen/dining/family room with beautiful views over the garden and access onto a wonderful, large, composite wood effect sun terrace and hot tub area. The kitchen offers a full range of English solid Oak units with Granite worktops and a superb island style breakfast bar. Appliances include a Rayburn 600 series, oil fired (fully programmable) range cooker with double oven, a NEFF (slide-away door) oven, NEFF induction boost power hob, traditional butlers sink and a BRITA water filter tap
- The Utility area is to the rear of the kitchen and has space for washing machine, dryer, and features matching units to the kitchen a petite Butlers sink, boiler housing (new condensing oil fired boiler) and access to the side garden via a solid wood stable door
- From the main reception hall, stairs lead to the west wing which comprises of two good size double bedrooms, with an adjacent fully fitted high quality bathroom suite. From the reception hall further double doors lead to the sitting room, with a wonderful Inglenook fireplace and 'Villager' wood-burning stove, this room features quality Oak flooring, 5 amp lighting circuit, and French doors to the front and rear aspect
- Solid Oak stairs from the living room lead to the east-wing which comprises of two excellent size double bedrooms both with fitted storage cupboards, to the landing there is ample space for a perfect study area
- The adjacent bathroom is of a generous size and comprises of a luxury four piece suite with double walk-in rain shower and heated brushed Porcelain tiled floor. Under floor heating features throughout the kitchen, utility, dining room and hall, with controls for each zone

FLOOR PLAN

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

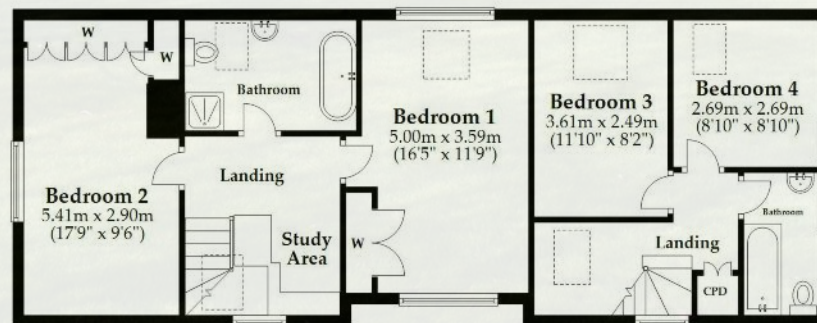
Ground Floor

Approx. 146.5 sq. metres (1576.4 sq. feet)



First Floor

Approx. 79.7 sq. metres (857.4 sq. feet)



Total area: approx. 226.1 sq. metres (2433.8 sq. feet)

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







Grounds & Gardens

The property is approached via a cattle grid and a circular gravel driveway lies to the front with a central island. Adjacent is the detached double garage with one remotely operated door, eaves storage, power and light, windows to both sides, a personal door to one side and outside water tap. A gravelled pathway leads through to the rear garden which is informally planned with composite decking to the rear of the main part of the accommodation and a gravelled patio garden to the rear of the annexe. The remainder of the garden is laid to lawn with a selection of trees and there is a lightly wooded area bordered by a stream. The lawn then extends to the annexe side of the property and includes a substantial Stable/Workshop measuring 20' x 12'.

The Annexe

The annexe has its own front entrance door. The lobby leads into a stylish fully fitted kitchen/dining room with a range of quality built in units, including a cooker, washing machine, dishwasher fridge freezer - all with an aspect over the delightful rear gardens. To the right on entering is a stylish double bedroom with a high quality en-suite bathroom. The en-suite is equipped with a bath, with shower over, W.C and wash basin with a window to the front. To the left of the lobby is a door to the sitting room which has an open vaulted ceiling and feature Charnwood wood-burning stove, the aspect is to the side and front with double French doors that lead out to a private patio garden.

Services

Energy Performance Rating: D

Council Tax Band: G

Heating: Oil Fired

Drainage: Private

Ofcom broadband speeds up to 80 Mbps (Ultrafast)





The Royal Oak Pub



The New Forest



Moyles Court School

The Local Area

Located in the quiet Hamlet of North Gorley and situated in an enviable position within the magnificent New Forest National Park. The Barn offers excellent access to great walking, cycling and horse riding on the nearby Gorley Common, a perfect spot for outdoor pursuits, set in a peaceful forest community. Nearby is a local farm shop, and within walking distance is the popular Royal Oak Public House. The market town of Ringwood is approximately 5 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, with the historic city of Salisbury approximately 10 miles North. For commuters, the easily accessed A338 provides direct links to the larger coastal towns of Bournemouth and Christchurch and the A31 links to the M27 to Southampton.

Directions

From the central Ringwood roundabout exit North onto the A338 heading towards Fordingbridge. Continue on this road for approximately 4 miles and just after the sign post for the Gorley Tea Rooms - turn right into Lawrence Lane. Carry on down the lane until the road forks, then take the right hand fork into Ringwood Road. The property can be found just a short distance along on the right hand side.

Important Notice

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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