



Shobley, Ringwood BH24 3HT

SPENCERS
NEW FOREST





A most charming forest cottage which is located in a delightful sylvan setting benefitting from far reaching views of the surrounding forest and countryside.

Built originally in 1933, this well kept home has been extended several times and it now provides four bedrooms over three floors and features a stunning open plan living/dining room with open fireplace.



Outside, the pretty gardens surround the property with perfectly placed terraces as well as benefitting from forest commoners rights.

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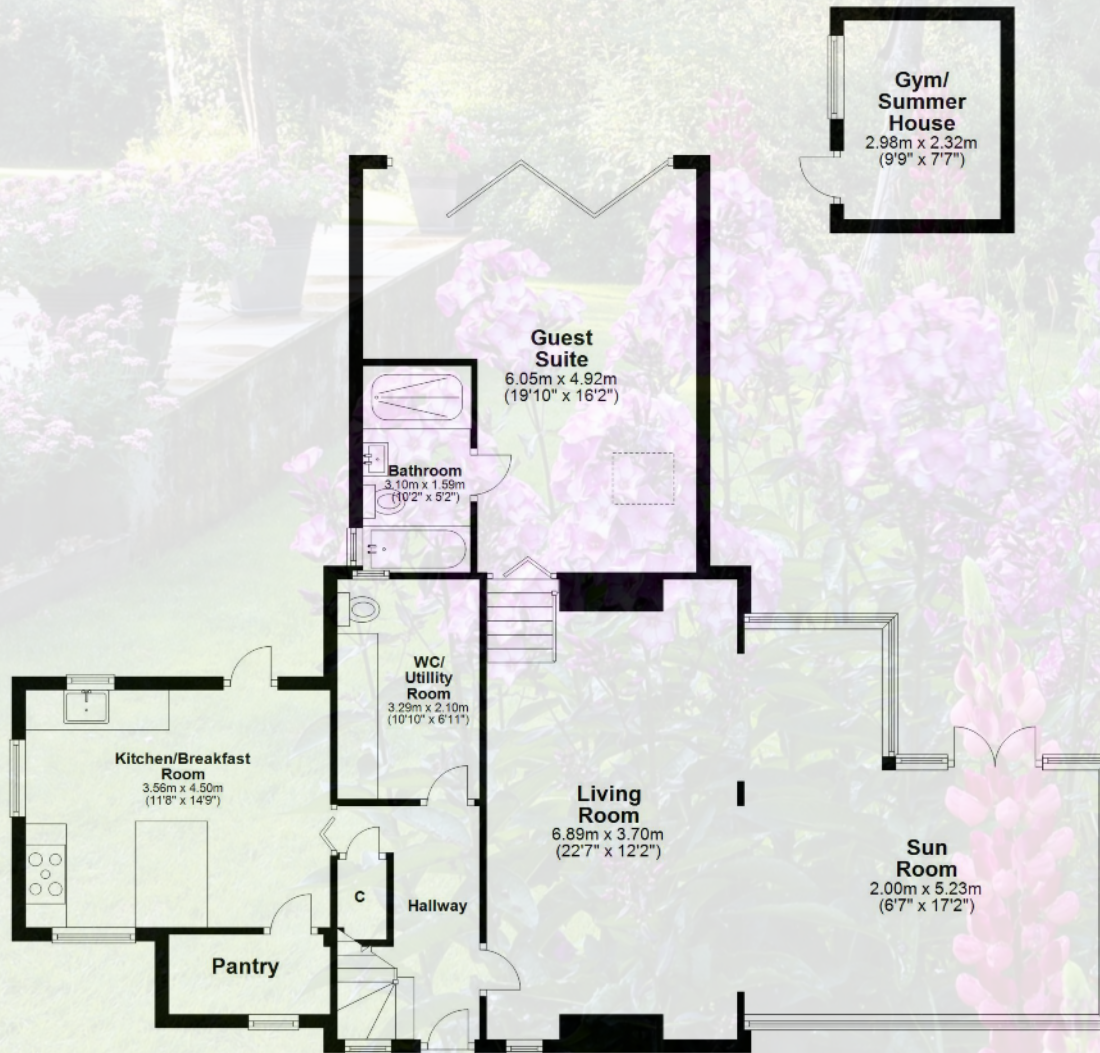
The Property

- Entrance porch/boot room leading into entrance hall with attractive Travertine tiled floors
- A magnificent open plan living/dining room with beautiful Travertine tiled floors with underfloor heating which benefits from a triple aspect overlooking adjacent fields, French doors leading out onto an impressive, raised terrace. The room benefits from a brick built open original fireplace with wood burning stove
- Steps lead down from the living room into a lower ground floor bedroom, with oak floors and a modern and stylish ensuite bathroom, with a three-piece suite including a fixed screen shower and panelled bath. This room is currently being used as a study/music room and has bi-folding doors leading out onto a raised stone terrace
- The double aspect kitchen has a range of hand built antique style pine units with Granite work tops over
- Solid fuel Esse with two ovens, range style electric cooker with extractor over, dishwasher and Belfast sink with chrome monobloc. Attractive Chinese Oyster slate floors
- Door leading into a walk-in pantry with a larder cupboard and space for fridge/freezer
- Separate utility room features travatin wash hand basin and granite worktops with space under freezer, washing machine, tumble dryer and water softener and storage cupboards above
- Stairs lead to first floor landing with access to three bedrooms all with superb views of the surrounding forest
- The principal bedroom has a double aspect with original fireplace and a modern ensuite bathroom with four piece suite
- The family bathroom comprises a modern three piece suite including a fixed screen shower
- The present owners bought the cottage the first time it ever came on the open market and they have owned the cottage for over 30 years

FLOOR PLAN

Ground Floor

Approx. 121.4 sq. metres (1307.2 sq. feet)



**Gym/
Summer
House**
2.98m x 2.32m
(9'9" x 7'7")

**Guest
Suite**
6.05m x 4.92m
(19'10" x 16'2")

Bathroom
3.10m x 1.99m
(10'2" x 5'2")

**WC/
Utility
Room**
3.29m x 2.10m
(10'10" x 6'11")

**Kitchen/Breakfast
Room**
3.56m x 4.50m
(11'8" x 14'9")

**Living
Room**
6.89m x 3.70m
(22'7" x 12'2")

**Sun
Room**
2.00m x 5.23m
(6'7" x 17'2")

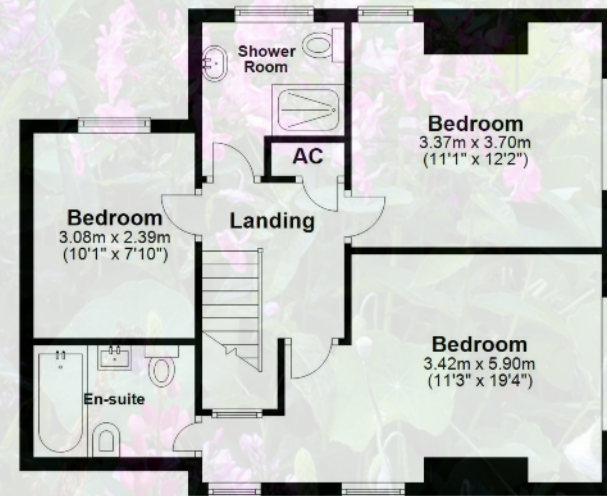
Pantry

C

Hallway

First Floor

Approx. 52.7 sq. metres (567.7 sq. feet)



**Shower
Room**

Bedroom
3.37m x 3.70m
(11'1" x 12'2")

AC

Landing

Bedroom
3.08m x 2.39m
(10'1" x 7'10")

En-suite

Bedroom
3.42m x 5.90m
(11'3" x 19'4")

Total area: approx. 174.2 sq. metres (1874.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms 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.





Grounds & Gardens

- The property is accessed through a wooden five bar gate into a gravel parking forecourt
- A timber framed cart house with an adjoining work shop and a covered log storage area
- The gardens surround the property which are a lovely feature of this forest home. They are mainly laid to lawn with established borders and with a variety of shrubs, flower borders, ground covering plants as well as some small trees and bushes
- The summer house benefits from power and light, two terraces, one being a sandstone raised terrace, which is adjacent to the study
- Steps lead up to a second large raised terrace which is adjacent to the living room which is ideal for alfresco entertaining
- The Cottage has easy pedestrian and cycle access to open forest





The Situation

The house is situated in beautiful gardens and benefits from access to the stunning open New Forest, offering approximately 140,000 acres of natural wood and heathland for the most scenic of walks, cycling and riding. The old medieval market town of Ringwood is just two miles away, providing a comprehensive range of facilities, includes a wide range of independent high street shops, cafes, public houses, restaurants, two leisure centres and excellent state and private schools. For the commuter, the easily accessible A31 provides links to the larger coastal towns of Christchurch, Bournemouth and Poole (approximately 10 miles south via the A338), Southampton (approx. 18 miles east) and London (about two hour drive away, via the M27/M3).



Directions

Exit Ringwood along the A31 heading East, come off just after passing. In Excess Gardens Centre sign posted Shobley. Go down the hill almost to the bottom and you will see the property on your right.

Services

Energy Performance Rating: E

Heating: Underfloor Heating in Travertine Floored Areas, Electric radiators, Wood burning stove, Wood burning Esse and Solar Panels

Drainage: Septic Tank

OfCom Broadband & Internet speed: 1000 (Ultra Fast)

Recently installed EV Charger





Linford Bottom



Ringwood Furlong Shopping Centre



Moyles Court School

The Local Area

Ringwood is an old market town which is positioned on the edge of the New Forest, yet is just ten minutes drive to the coast and also has easy access to the A31, with London, Southampton and Winchester in one direction and Bournemouth in the other. Ringwood is best known as the home of Ringwood Brewery, it is undergoing a re-identification. The old cattle market has been transformed into a stylish shopping quarter with names such as Lululemon, Hobbs, Joules, Waitrose and Waterstones, and a programme of events that includes live music and farmers' markets. The adjacent high street has retained its character, with a traditional weekly market and a selection of independents, a new artisan bakery, and a variety of decent eateries such as Framptons and Prezzo. Families are attracted by the sense of community and highly regarded secondary school (its sixth form provision rated 'outstanding' by Ofsted). For the commuter, the cities of Salisbury and Southampton are easily reached via the A338 and the A31 and London is only 2 hours distant, via the M3. The larger shopping towns of Bournemouth (10 miles south) and Southampton (20 miles east), both with their airports are easily accessible.

Viewing

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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