







## The Property

A wonderful opportunity to acquire a true gem, with land and potential, in The New Forest National Park. Offered to the market for the first time in a generation, this detached bungalow, situated in approximately 1.6 acres of land. Featuring picturesque rural views and adjoining to the open forest, this property provides the chance for a prospective new owner to renovate and/or extend or even rebuild (subject to planning permissions). Viewing event details available on request.

Located in a sought after position in the quiet hamlet of Furze Hill, in a elevated and set back from the road position is 'Homelea'.

Highlights of the property and grounds should be viewed to be appreciated, while accommodation comprises:

- A dining hall/reception area.
- Kitchen, with breakfast area, with a double aspect, enjoying pleasant views of the grounds.
- Spacious family bathroom, with attractive tiling.
- A generously sized living/dining room, with french doors leading out to a patio.
- A spacious principal bedroom, again enjoying a pleasant vista of the surrounding plot.
- A further double bedroom, with ample space for wardrobes.







## Grounds and Gardens

A pleasant wooded area is conveyed with the property, while a paddock is potentially available separately (further details on request). There is also a private and secluded garden to the rear, as well as an attractive approach up a driveway to a substantial area, providing space for several vehicles. These stunning grounds, located in a tranquil retreat in The New Forest, feature approx. 1.6 acres, enclosed mainly by trees and hedging of neighbouring boundaries. At the peak of the grounds, some quite magnificent views across the open forest can be enjoyed.

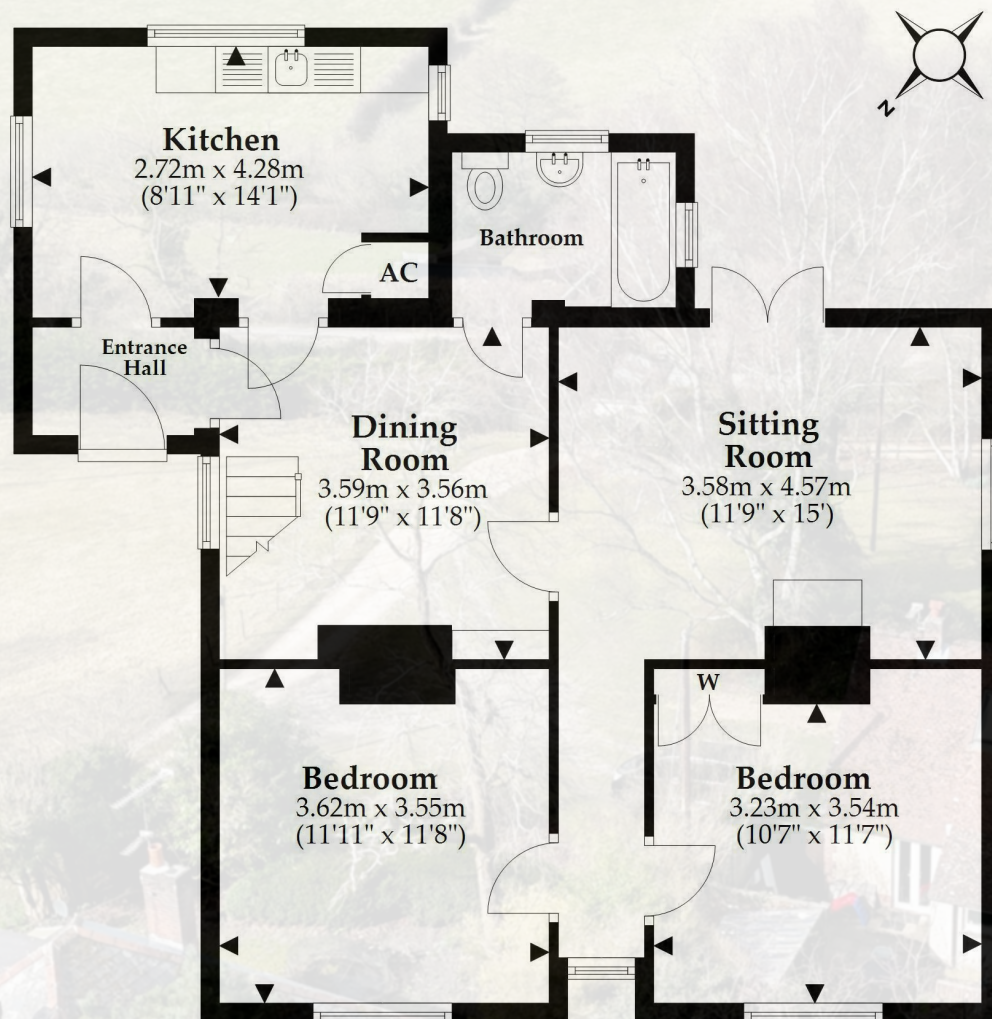
## The Situation

Located in a picturesque and peaceful hamlet within the New Forest National Park, this charming home offers excellent access to nearby Gorley Common, a perfect spot for outdoor pursuits including walking, cycling and horse riding. Within walking distance are the local farm shop, Hockey's Farm, and the popular Royal Oak Public House. The surrounding new forest offers thousands of acres of natural heath and woodland, an outstanding natural beauty spot where new forest ponies, donkeys and cattle roam free.



## Ground Floor

Approx. 79.9 sq. metres (859.8 sq. feet)



## First Floor

Approx. 29.8 sq. metres (320.8 sq. feet)



## Outbuilding

Approx. 11.2 sq. metres (120.1 sq. feet)



Total area: approx. 120.8 sq. metres (1300.6 sq. feet)

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





## Directions

Exit Ringwood along the A338 Ringwood to Fordingbridge road, continue along this road until you reach the Old Beams public house on your right, turn right here into Mockbeggar lane and at the end of this road after crossing the cattlegrid turn left and continue through Ibsley. Pass the garage on your left and then pass Hockeys farm on your right then take the right hand fork to Ogdens. The property can be found down this road indicated by a Spencers 'for sale' board.

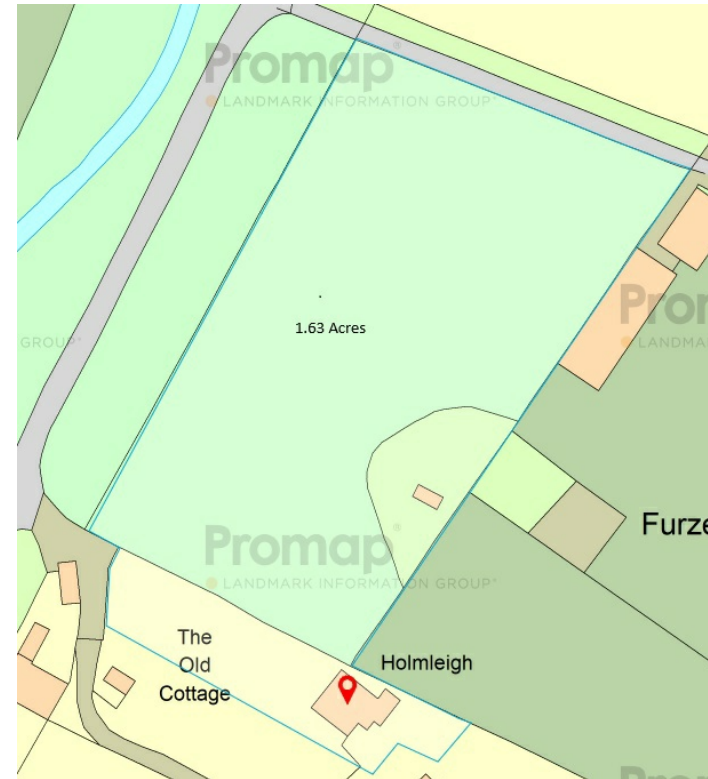
## Services

Council Tax Band: E

Energy Performance Rating: E Current: 43E Potential: 81B

Private drainage

Ofcom broadband speed of up to 18000 Mbps (ultrafast)







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

42 High Street, Ringwood, Hampshire BH24 1AG

T: 01425 462600 E: [ringwood@spencersproperty.com](mailto:ringwood@spencersproperty.com)

[www.spencersproperty.com](http://www.spencersproperty.com)