



4 Bickton Mill

Bickton, Fordingbridge, SP6 2HA

SPENCERS
NEW FOREST





The Property

Bickton Mill is nestled in an idyllic location on the River Avon, making it perfect for those who cherish river views and nature. One of four houses built in 1985 on the site of an historic Mill the property has charming brick elevations under a slate roof. With panoramic views over the surrounding countryside it offers a serene and picturesque lifestyle and has great potential as a wonderful second home, providing a tranquil escape from the bustle of everyday life.

This delightful and well-presented property spans four floors, offering versatile and light-filled living spaces designed to make the most of its scenic setting. Notable features of this unusual and impressive home include.

- Panoramic river views from almost every window, creating a tranquil and picturesque living environment
- Light and airy accommodation offering flexible living arrangements, with carpeted stairs leading to each landing
- The spacious open-plan kitchen and dining area on the first floor is perfect for family gatherings and entertaining and has access to the private terrace for outside dining in the summer months
- A comfortable sitting room with stunning garden views together with a separate quiet snug provide an easy balance for recreation and study on the second floor
- The four/five well-proportioned double bedrooms (one with en-suite) are arranged off the third and fourth landings, each with family bathrooms. The two double bedrooms on the fourth floor offer especially entrancing views - a stargazers delight!
- The fifth bedroom could be utilised as an additional living space, such as a study, or further living room.



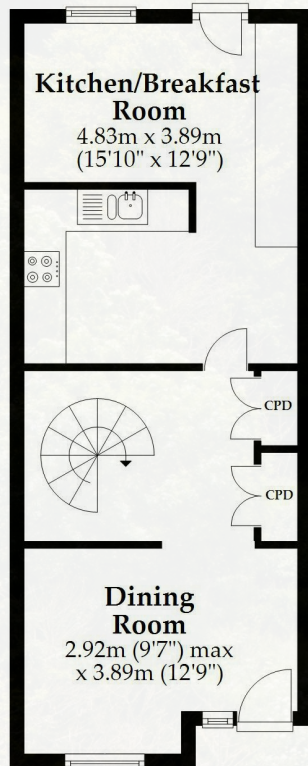


FLOOR PLAN

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

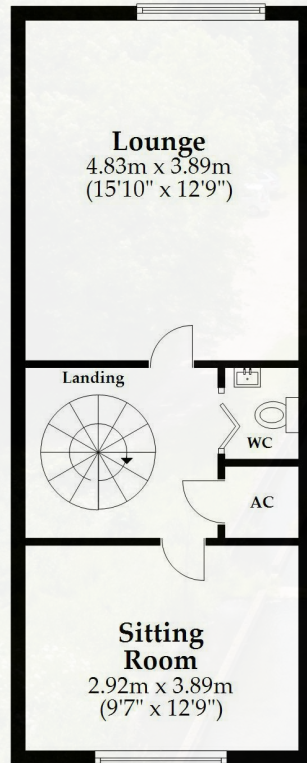
Ground Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



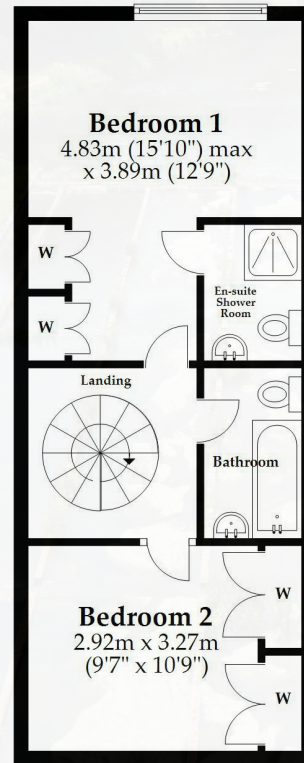
First Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



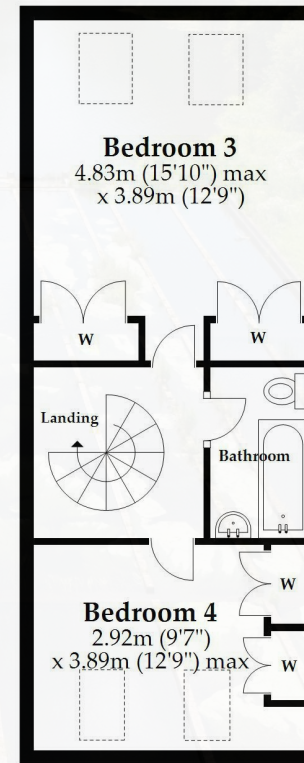
Second Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



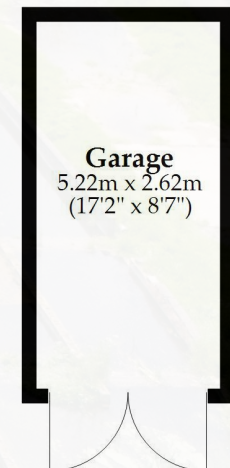
Third Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



Garage

Approx. 13.7 sq. metres (147.2 sq. feet)



Total area: approx. 174.2 sq. metres (1875.0 sq. feet)

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





Grounds & Gardens

- Communal gardens with fishing rights to the rear garden pool provide a unique recreational opportunity
- Proximity to the New Forest National Park
- Ample parking and a garage
- Great potential as a low-maintenance main or second home - a peaceful retreat



Services

Energy Performance Rating: C

Council Tax Band: F

Heating: Gas

Drainage: Private

Water: Mains

Tenture: Freehold

Ofcom broadband speeds up to: 80 Mbps (Superfast)

Directions

Exit Ringwood along the A338 Ringwood to Fordingbridge road. After about three miles you will see a sign on your left signposted Bickton opposite Heron Road. Turn left here into Bickton and proceed all the way to Bickton Mill where you will find the property on your left.



The Local Area

Bickton is a quaint hamlet located about 2 miles south of Fordingbridge, nestled on the eastern banks of the River Avon. The area is surrounded by excellent walking paths and is close to the New Forest National Park, offering a wide range of recreational activities such as hiking, cycling, and wildlife watching.

Fordingbridge is a former market town enjoying an idyllic location between the heath and woodland of the New Forest and rolling chalk downlands of Cranborne Chase. The town has a high street of interesting independent shops, including an art gallery, bookshop, boutiques, and a great selection of pubs and restaurants. There are excellent local state schools in Fordingbridge which are in catchment. Also, within 3 miles are two preparatory schools - Moyles Court and Forres Sandle Manor, plus the following public schools are less than an hour away: Bryanston, Canford, Claysmore, Goldolphin and Winchester. Salisbury, Southampton and Bournemouth are all less than half an hour away. Southampton Airport is a 30 minute drive across the Forest with twice hourly trains to London Waterloo, taking about 70 minutes. Alternatively, London is approximately a two hour drive - via the M27 & M3.

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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