



The Beeches

Abbotswell Road, Frogham, Fordingbridge, SP6 2JA

SPENCERS
NEW FOREST



The Property

A unique opportunity to put your own stamp on this superb, two bedroom bungalow situated just a short walk from the open forest. This home would be the perfect holiday home which comprises cosy accommodation, a generous garden and benefits from the opportunity to extend the property with planning permission granted. Application No: 22/00574.

- A spacious and light hallway with laminate flooring throughout leads into a warm and inviting lounge featuring an open fireplace with a porcelain tile hearth
- Contemporary style kitchen with a good range of base, wall and drawer units, a large pantry cupboard, induction hob with extractor fan over, space for a dining area and a door leading into the rear garden
- The principal bedroom and bedroom two are generous in size and both enjoy a pleasant outlook
- Bedrooms one and two are serviced by a three-piece en suite, including an electric shower.

Gardens & Grounds

Outside, there is a pleasant, south facing rear garden of around 0.12 acres which is mainly laid to lawn. This area is particularly secluded and enclosed and offers a distant backdrop of the open forest, while being in tranquil surroundings. There is a garage along with an ample front driveway, set behind gates, featuring space for several vehicles.



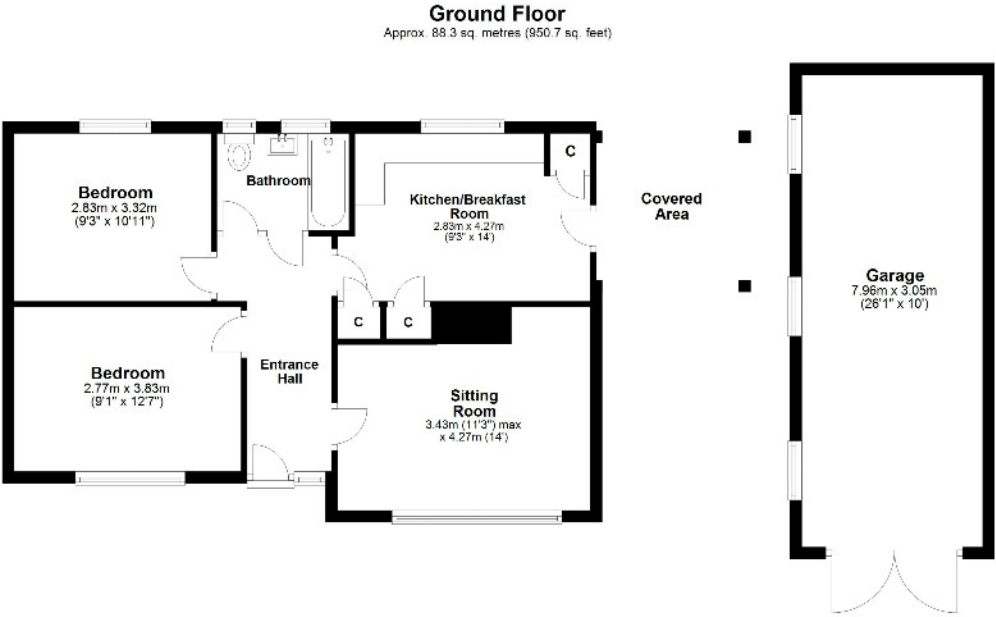
1

2

1

FLOOR PLAN

POTENTIAL FLOORPLAN



Total area: approx. 88.3 sq. metres (950.7 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.





Services

Council Tax Band: F

Energy Performance Rating: F Current: 25 Potential: 57

Back boiler heating water supply

The Situation

This desirable home is situated in the beautiful village of Frogham, which is located in the parish of Hyde and approximately 1.3 miles from the town of Fordingbridge. The market town of Ringwood is a short drive away, offering a superb range of shops, Waitrose, boutiques cafes and restaurants as well as good access via the A31 to both Bournemouth and Southampton. The village of Frogham forms part of the New Forest National Park, which offers 140,000 acres of open heath and woodland; perfect for outdoor pursuits including walking, riding and has the convenience of a quality local pub, the Forester's Arms. The sailing waters of Lymington and Beaulieu are within easy access and boast delightful Quays and Marinas. The larger city of Salisbury is approximately 8 miles away, offering a mainline railway station running to London Waterloo in just under 90 minutes. There are excellent schools, both state and private, in the area.

Directions

Exit Ringwood along the A338 Ringwood to Fordingbridge road passing through Ibsley and the Old Beams pub, then after passing a garage turn right signposted to North Gorley and The Royal Oak into Lawrence Lane. At the end of this lane turn left taking you through North Gorley passing The Royal Oak pub. At the end of this lane turn right and this road will take you up the hill and to Hyde passing the Hyde School and Cricket ground, continue along this lane prior to turning right into Abbotswell Road. The property will be found on the right.

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:

42 High Street, Ringwood, BH24 1AG

T: 01425 462600 E: ringwood@spencersnewforest.com