



 Rockford Farm

Rockford, Ringwood, BH24 3NB

S P E N C E R S





Rockford Farm

Rockford • Ringwood

Nestled within approximately 10 acres of rolling paddocks, landscaped gardens and tranquil woodland, Rockford Farm is a meticulously restored Grade II listed farmhouse, reimagined to the most bespoke of standards. Located in the heart of the New Forest National Park near Ringwood, this exceptional home blends centuries of heritage with the finest in modern rural luxury.

Dating back to medieval times and once featured in the Domesday Book, this former dairy farm — once part of the Somerley Estate — has undergone a comprehensive overhaul, combining architectural significance with custom-built interiors, including handcrafted kitchens, wardrobes, and cabinetry throughout.

Guide Price £3,000,000

Principal House

*Hallway *Sitting Room *Snug *Dining Room *Kitchen/Breakfast Room *Study
*Boot Room *WC *Cellar
*Landing *Main Principle Suite with En-suite *Three Further Bedrooms *Family Bathroom

Outbuildings

*Converted Games Barn *Barns
*Stable *Garage *Granary *Shed

Grounds

*Grounds amounting to Approximately 10 Acres





The Property

- Accessed via a characterful tiled porch and original farmhouse door, the home opens into a stunning blend of historic charm and refined, contemporary living.
- The primary reception room features the original inglenook fireplace with wood-burning stove, creating a warm and elegant focal point.
- A secondary snug/lounge includes a brick fireplace, custom shelving, built-in cabinetry and a traditional window seat.
- The show-stopping farmhouse kitchen is hand-built to the highest standards, with solid cabinetry, an oversized island, Miele appliances and striking flagstone floors.
- This flows seamlessly into a split-level, triple-aspect dining and family room, offering panoramic views across the manicured gardens and beyond.
- The spacious boot room and adjoining cloakroom retain rustic brick flooring and house the main oil-fired boiler discreetly.
- Adjoining the boot room is a practical downstairs bathroom with a shower, hand basin and WC, ideal after walking, gardening or outdoors adventures.
- Upstairs, four spacious double bedrooms, all bright and airy with views over open fields and wildflower meadows. Two include bespoke fitted Wardrobes.
- The 20' master suite — once the farmhouse's cheese loft — features the original door as a centrepiece and has its own staircase to the kitchen.
- The luxurious en-suite bathroom includes a freestanding roll-top bath positioned to enjoy the magnificent view down towards Spinnaker Lake.
- An additional family bathroom serves the remaining bedrooms, each styled with timeless design and bespoke fittings.



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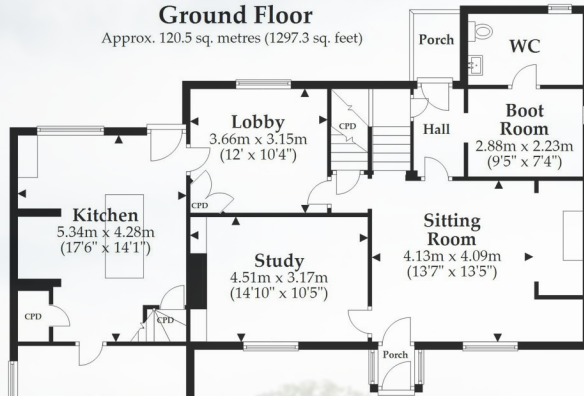
FLOOR PLAN



Total Floor Area: approx.479.5sq. metres (5161.3sq. feet)
This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood

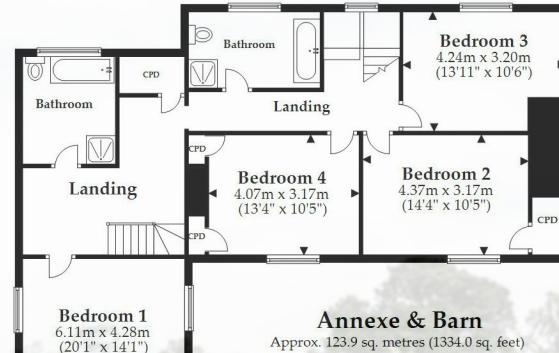
Ground Floor

Approx. 120.5 sq. metres (1297.3 sq. feet)



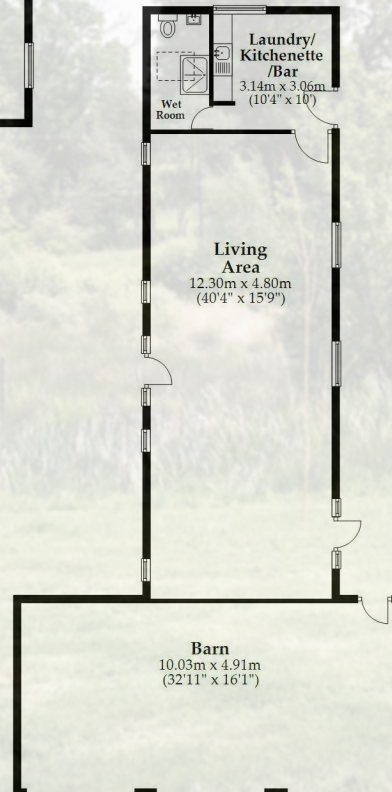
First Floor

Approx. 113.7 sq. metres (1223.6 sq. feet)



Annexe & Barn

Approx. 123.9 sq. metres (1334.0 sq. feet)



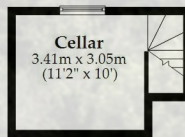
Outbuilding

Approx. 88.0 sq. metres (947.0 sq. feet)



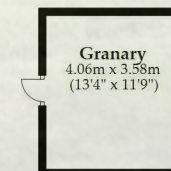
Basement

Approx. 12.5 sq. metres (135.0 sq. feet)



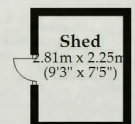
Granary

Approx. 14.5 sq. metres (156.4 sq. feet)



Shed

Approx. 6.3 sq. metres (68.1 sq. feet)









Games Barn

- Converted from a traditional livestock building, the detached barn offers a beautifully appointed open-plan studio space.
- Currently used as a games barn, this detached and beautifully converted building offers an inviting space perfect for family time and is ideal for games, movies or relaxed weekends together.
- With its versatile open-plan layout, the barn could easily be adapted into ancillary accommodation for guests, used as a private retreat, or a home office.
- Further potential to develop additional accommodation by converting the granary and cart house (STPP and listed building consent).



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Additional Information

- Tenure: Freehold
- Council Tax Band: G
- Mains connection to water and electricity
- Central Oil Fired Heating
- Private drainage system
- Energy Performance Rating: E Current: 43E Potential: 72C
- Ofcom broadband speed of up to 1800 Mbps (Ultrafast)

The Situation

Situated along a quiet country lane in the sought-after hamlet of Rockford Common in the New Forest, the property enjoys immediate access to thousands of acres of heathland and woodland, perfect for walking, biking and horse riding. Ringwood, being conveniently close offers many boutique shops, eateries and top rated schools. Excellent transport links include the nearby A31/M27, rail connections to London Waterloo in under an hour from Southampton Parkway and Bournemouth International Airport just 10 miles away.





Grounds and Gardens

The property is entered via a gated drive leading to a graveled forecourt with ample parking and sits within approximately 10 acres of beautifully maintained gardens, paddocks, and woodland. The grounds feature a part-walled front garden, expansive lawns, a spacious outdoor entertaining patio with courtyard festoon lights, perfect for al fresco dining, three divided paddocks, wildflower meadows and two wildlife-rich ponds, home to species such as Great Crested Newts. There are numerous outbuildings including a barn, stables, garage and granary, as well as Rights of Common and potential for equestrian use.

Directions

Exit Ringwood via the A338 heading north towards Fordingbridge. Continue for approximately 1.5 miles and turn right into Ellingham Drove. At the end of the road turn right. Proceed for approximately a third of a mile and turn left into an unnamed lane (opposite Ivy Lane). Continue for a further third of a mile and the property will be found on your left hand side.

Important Notice

Spencers 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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