



*Fritham, Lyndhurst, SO43 7HL*

SPENCERS  
NEW FOREST





*Spencer's property are extremely proud to present one of Fritham's most iconic residences to the open market for the first time in a generation.*

*This beautiful property, set in an approximately three and a half acre site, comprises: an exquisite, four-bedroom, quintessential New Forest cottage; an impressive one-bedroom barn conversion annexe; a further thatched barn with potential for a variety of uses; and a double garage.*

*Add in the factor of far reaching panoramic forest views and direct forest access and you can really see why this property is a true gem in The New Forest crown.*

*Accessed via a typical short forest track moments away from the locally renowned Royal Oak Pub; a five bar gate and cattle grid provides access to a sweeping grass and track driveway providing parking for a multitude of vehicles.*



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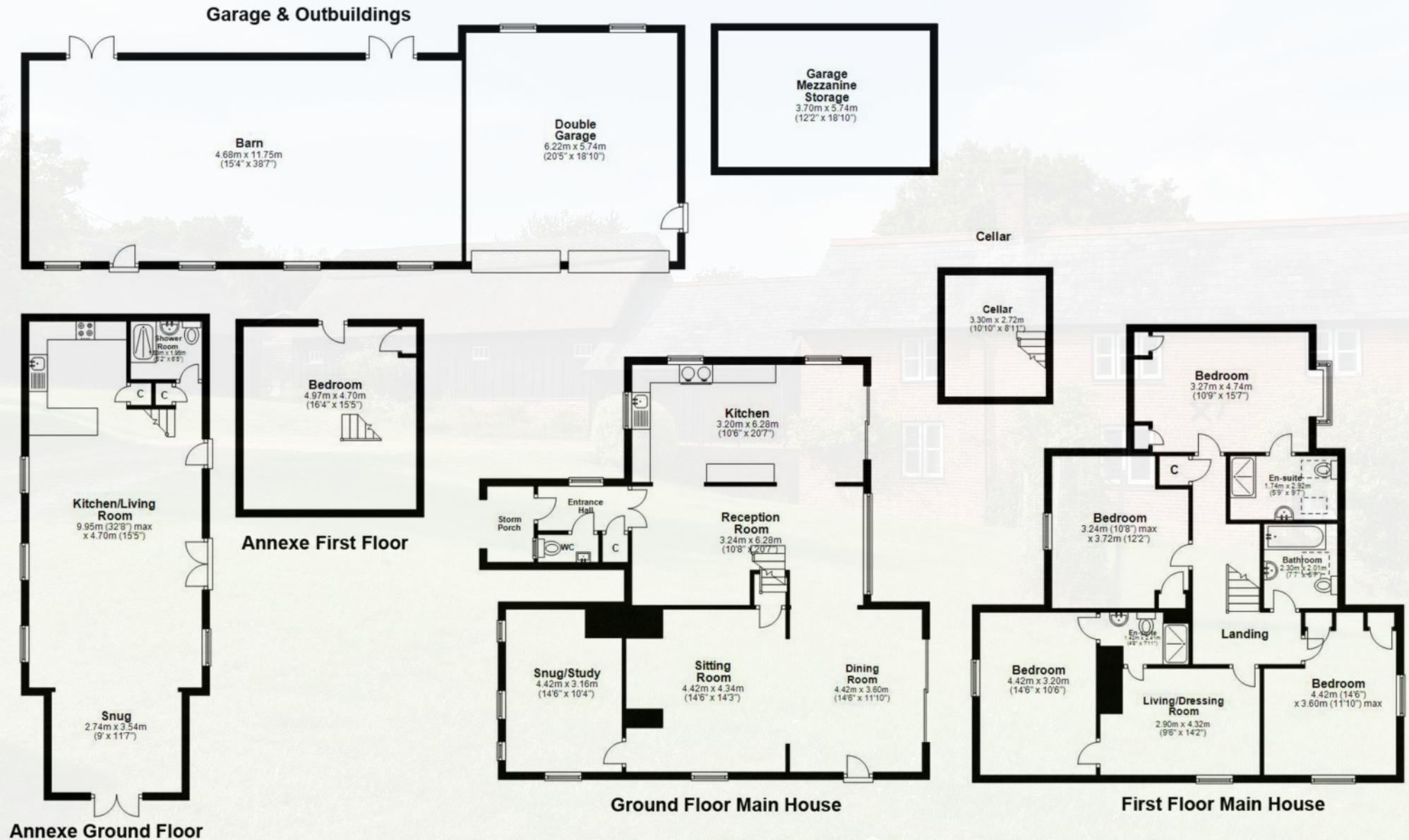




## The Property

- A gorgeous stone and brick chapel style porch leads to a composite oak front door flowing effortlessly into the entrance hallway and centralised kitchen with breakfast area
- The hallway and kitchen areas benefit from sensational flagstone flooring throughout complimented by oak beams and pillars with exposed fixing joints
- Ground floor WC
- Storage cupboard
- The kitchen area is a real showcase space with granite worktops forming part of an elegant shaker style kitchen which incorporates a variety of fitted appliances and a brand-new electric Aga. There is a centralised island which rounds the space off beautifully
- The kitchen offers a glorious fitted window chaise longue offering unrivalled, panoramic views that are enjoyed as you step through the front door
- The dining room has floor to ceiling, single pane French windows plus a side door ensuring an array of light into both the dining and sitting room areas which are immaculately carpeted throughout and complimented by original exposed beams. This space also gives access via fitted oak doors to a usable cellar space/wine store
- The rear part of the sitting room houses an expansive open fire area that could easily have a stove fitted and feature bread oven to the side
- The sitting room leads up to a raised study/snug area incorporating several windows and the rear of the curved bread oven
- Upstairs leads to four well proportioned double bedrooms with the principal bedroom benefiting from delightful vale views and an ensuite double shower room
- The principal guest bedroom offers both a double shower room as well as an additional dressing/living room space. This could very easily be the principal suite and there are two further double bedrooms with fitted cupboards to both and a family bathroom with electric showerhead
- The property benefits from electric underfloor heating to both floors and flexibility via area controlled thermostats

# FLOOR PLAN



Total area: approx. 409.8 sq. metres (4411.3 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.





## The Property Continued ...

### *The Annexe*

With an elegant forest barn exterior the annexe is a fantastic additional space to the front boundary of the property and offers period charm with its mostly thatched roof and vaulted, open rafted ceilings. There is a fully fitted kitchen space with breakfast bar and an oak staircase leading to a mezzanine area ideal for use as a bedroom, study or storage.

### *The Barn*

A commanding thatched barn that is plastered, painted and dry commands the central point of the plot and is a great space for potential storage or it could be used for horses or livestock (double doors from the rear of the barn give direct access to the paddock), gym, games' room or home office. The building flows via a four ft level down into a double garage benefiting from a slate tiled roof and up and over doors for individual car storage.

## Services

Council Tax Band: G

Energy Performance Rating: TBC

Heating: Electric

Drainage: Private

Water: Mains

Ofcom broadband speeds up to 1,000 Mbps (Ultrafast)

## Directions

From Ringwood follow signs towards Fritham and take The Royal Oak Pub as a centre point. On approaching The Royal Oak Pub which will be situated on your right hand side, fork left into the forest lane and follow for approximately 200 yards where the track for Butlers Farm will be situated on your left hand side, take the track and immediately turn left over the cattle grid into the property's premises.





## Grounds & Gardens

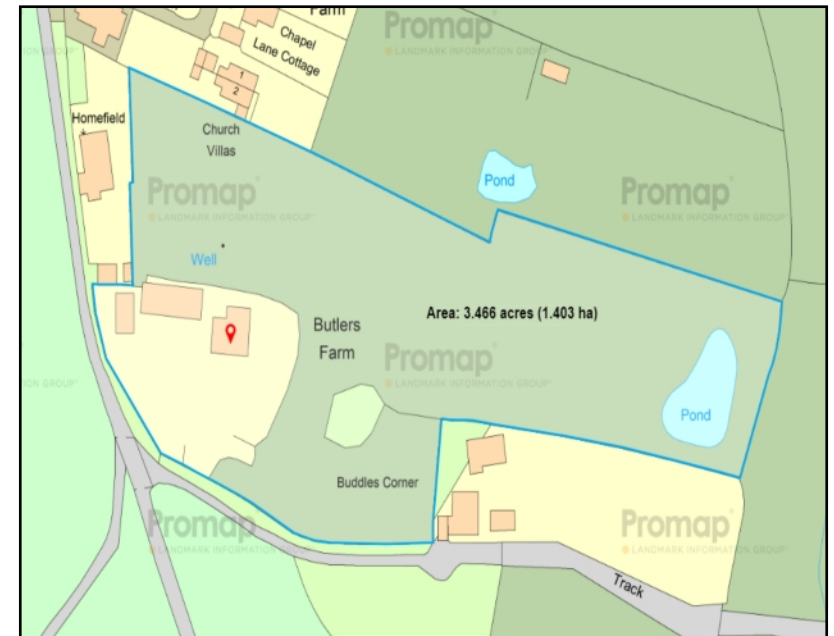
The majority of the land is laid to lawn with a sweeping feeling complimented by a variety of fruit and ancient trees which lead to a large pond at the bottom of the plot.

To the easterly part of the plot sits a large paddock area that sweeps down to the pond via two sets of retaining brick walls.

The westerly part of the plot has the upper paddock which is largely hedge lined with post and rail fencing separating it from the house. It benefits direct access from the barn via large, double doors.

The wall between the lawn and the field is designed as a traditional ha ha, to keep animals out of the garden, without impeding the view of the landscape.

There is a five bar gate from the upper paddock to the side of the barn onto the driveway together with a cattle grid and five bar gate (with separate pedestrian gate) from the lane onto the driveway.







The Royal Oak Pub



The New Forest



Moyles Court School

## The Local Area

Butlers Farm lies at the heart of the ancient village of Fritham, a designated Conservation Area entirely surrounded by the New Forest National Park. The property itself enjoys far reaching views across the New Forest and has access to the numerous walks around the parish.

The highly regarded school of Embley is just a 15-minute drive away as well as several other schools such as Moyles Court, King Edward VI in Southampton and the Grammar schools of Salisbury.

Junction 1 of the M27 is under 4 miles away and links to the M3 for London and Winchester. The cathedral city of Salisbury (14 miles) and the market town of Romsey (9 miles) are easily accessible, as is Southampton city centre (15 miles). From the central railway station London Waterloo is about 80 minutes, with an alternative journey time of around 70 minutes from Southampton Airport Parkway (16 miles).

## 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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