



Sopley, Christchurch, BH23 7AZ

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NEW FOREST





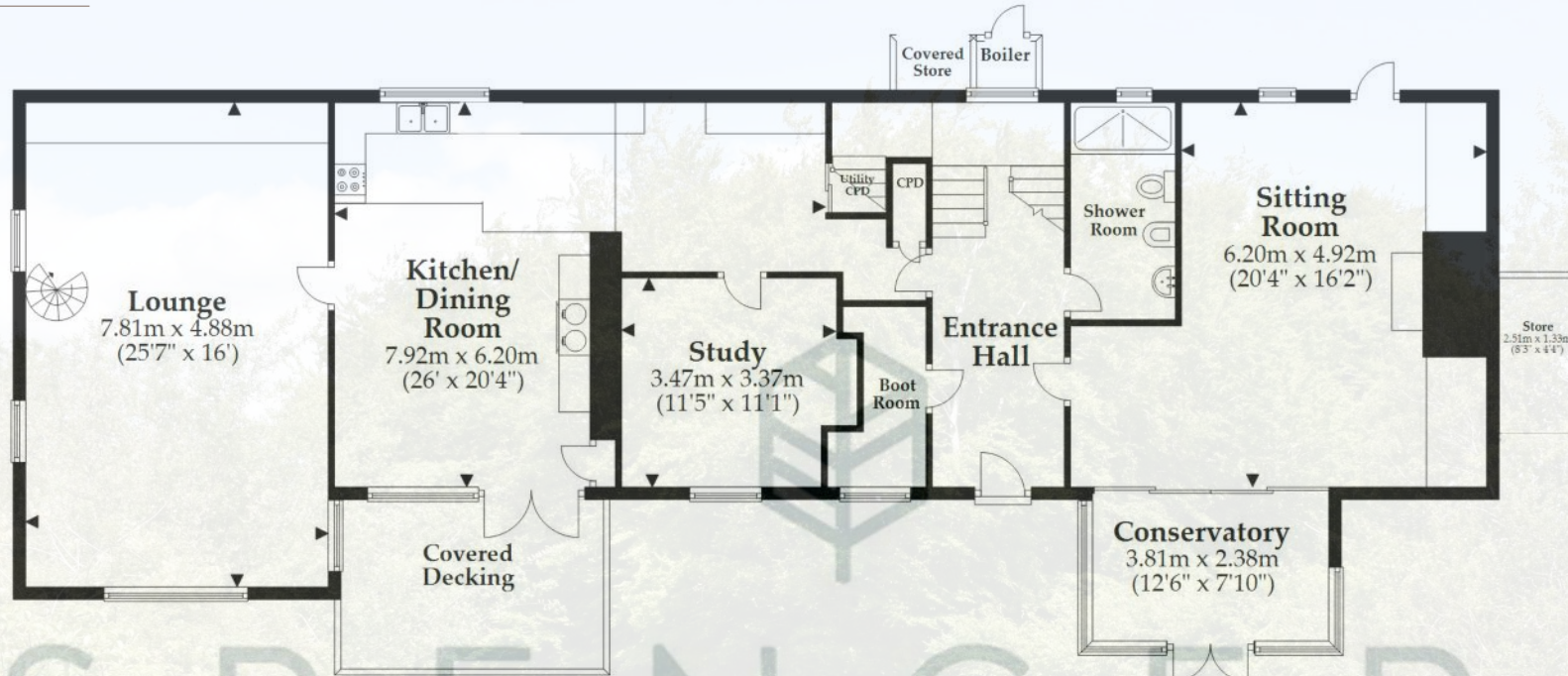
The Property

A spacious detached four/five bedroom Converted Barn originally used as a Coach House and Stables located within the delightful village of Sopley. The property boasts original character features and offers the flexibility for multi-generational living from the formation of two staircases, creating two wings to the house as well as ample space to work from home.

- Spacious entrance hall with large walk-in boot room
- Steps down to the lounge comprising impressive double height vaulted ceiling, full height brick chimney with log burner and access onto the rear garden
- Sun room off the lounge with aspect onto the front lawn and Parquet floor tiles
- Ground floor shower room comprising spacious walk-in shower, built in storage, sink, WC and bidet
- Study / ground floor bedroom with front aspect
- Bespoke split-level Kitchen fitted with quality units, 1½ bowl butler sink, electric 4 ring hob, with quartz work surfaces over, integrated appliances and space for large double fridge freezer
- Steps down into further kitchen / dining area featuring breakfast bar, AGA, space for large dining table and access through French doors onto the covered Veranda to the front, perfect for entertaining
- Adjacent, a spacious double aspect lounge / diner with feature spiral staircase leading up to the Master Suite
- Master Suite featuring dressing area separated by partition wall and en-suite bathroom with corner bath
- Two doors separate the Master Suite from the further 3 bedrooms, creating an ideal opportunity for multi-generational living
- Bedroom two is a generous double with Velux windows and en-suite bathroom
- Mezzanine level bedroom, originally the Hay Loft featuring wood beams, built in wardrobe, en-suite WC and separate shower
- Bedroom four is a good sized double currently used as a home office
- Airing Cupboard discreetly located within the wall of the landing, housing the pressurised hot water tank and ample storage space
- Second Staircase leading down to the entrance hallway

Ground Floor

Approx. 163.1 sq. metres (1755.5 sq. feet)



First Floor

Approx. 112.3 sq. metres (1208.3 sq. feet)



Note: Stores, Boiler Store and Covered Decking are not included in the floor area calculations.

Total area: approx. 275.4 sq. metres (2963.9 sq. feet)

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





Grounds & Gardens

- Double gates provide access onto the large gravel driveway with lawned areas to either side enclosed by mature shrubs and trees
- Covered Veranda to the front, draped in wisteria and jasmine and is ideal for alfresco dining
- Side gated access to the large rear garden, mainly laid to lawn with an area of decking



The Situation

The charming village of Sopley is situated on the edge of the Avon Valley and New Forest, between the popular coastal town of Christchurch, and the historic market town of Ringwood. There is a village hall, a quality dining pub in easy walking distance and Sopley Primary School only 5 minutes away as well as many other local private and state secondary schools. Christchurch is situated approximately 2.5 miles south, offering an extensive range of independent and high street shops, boutiques, restaurants, cafes, hotels, and the beautiful natural harbour which is home to two sailing clubs, a rowing club and plenty of water based activities. The market town of Ringwood is approximately 6 miles north offering further shopping, leisure facilities and a good range of pubs cafes and restaurants. The larger coastal town of Bournemouth with its famous beaches is also close by as are major transport links; the A31 and the M27; leading east to Southampton, the M3 and London beyond. Christchurch has a main line train station as does Bournemouth and Southampton plus the latter benefitting from having international airports.



Ferndown Golf Course



Moors Valley Country Park



Moors Valley Country Park



Moyles Court School

Services

Energy Performance Rating: E Current: 46 Potential: 69

Oil fired Central Heating, Mains electricity, Private Drainage

Directions

Exit Ringwood on the Christchurch Road, heading south towards Christchurch. Stay on this road for approximately 5 miles and follow the road round to left on the one way system and take the 2nd left signposted for Bransgore, into Derritt Lane. The property is the second property on your left hand side about 100 yards from the junction.

Viewing

By prior appointment only with the vendor's sole 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 for 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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