



Pentons Hill, Hyde, Fordingbridge, SP6 2HL

SPENCERS
NEW FOREST





Situated a stones throw from the envious Hyde Common and cricket ground, presents this idyllic Chapel-inspired residence built within the last 20 years.

Positioned in one of the most desirable areas in the North Forest's entirety, Cornwall House is a luxurious, elevated house benefitting from high ceilings throughout and outstanding views from the garden grounds as well as outdoor office.

The property also offers a sublime double garage and ancillary accommodation, ideal for additional family stays or multigenerational living.



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The Property

A petite cattle grid and shingle driveway leads to a pedestrian gate and path, providing access to the front door that leads to:-

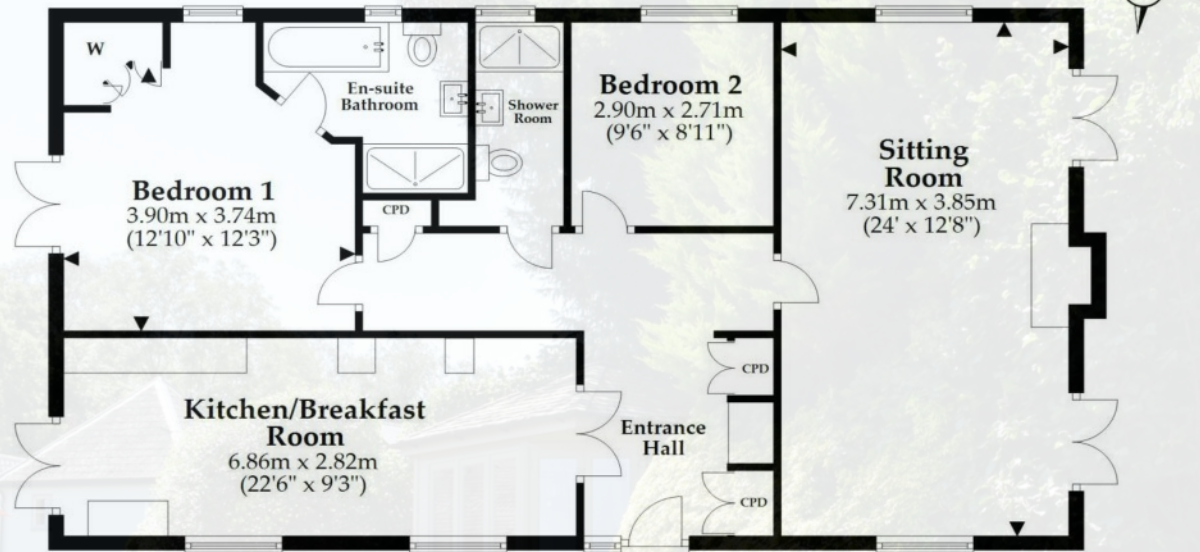
- A luxurious entrance hallway benefitting from bespoke fitted storage cupboards, providing access to:-
- A large and sublimely appointed galley style kitchen with a range of high and low level cupboards, fitted appliances and space for a Rangemaster style cooker
- Timeless and classically appointed sitting room incorporating a central and feature wood burning stove as well as a twin set of bespoke arched French doors
- Exquisite principal bedroom featuring full height fitted wardrobes with ample storage space as well as modern and classily appointed en-suite bath and shower room with Victorian styled floor tiles, metro tile shower cubicle and a panelled bath. The bedroom suite benefits from French doors leading onto a secondary courtyard patio
- Second Bedroom with space for a king size bed
- Family shower room with double walk in shower and modern tiling throughout



FLOOR PLAN

Ground Floor

Approx. 98.3 sq. metres (1058.3 sq. feet)



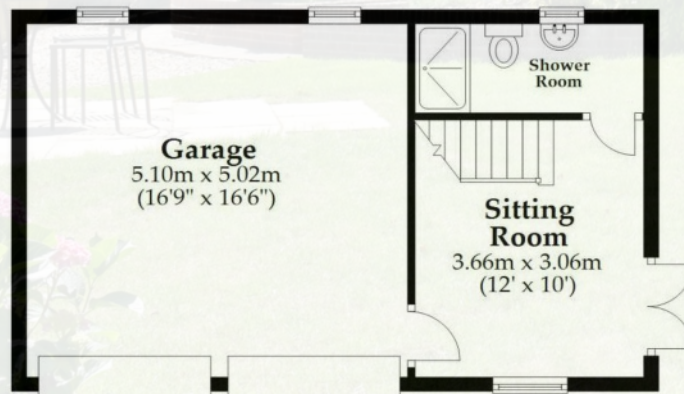
Chalet

Approx. 7.9 sq. metres (85.6 sq. feet)



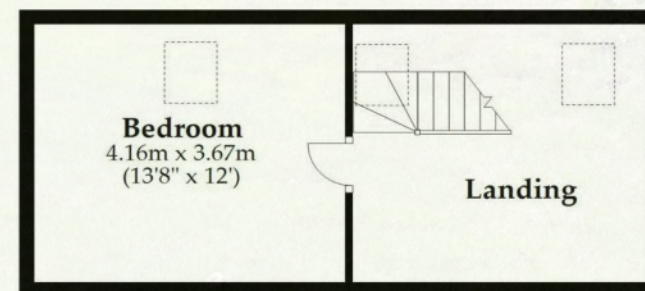
Outbuilding Ground Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



Outbuilding First Floor

Approx. 30.1 sq. metres (324.3 sq. feet)



Total area: approx. 177.9 sq. metres (1914.9 sq. feet)

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



LJT SURVEYING







Outside, Grounds & Gardens

Externally, the double garage and ancillary accommodation benefits from:-

- A ground floor sitting room incorporating an internal door to the garage, TV point and a snug feeling throughout
- Shower Room with a walk in shower as well as modern tiling throughout
- Upstairs leads to an impressive landing / office area as well as a large double bedroom, flooded with light from the Velux window.

To the outside, there is a tremendous double garage with a block paviour driveway and cattle grid. A gravelled area to the front of the property with Indian sandstone stepping stones maps your way to the front door and rear garden.

The rear garden is a real nature haven and is wonderfully zoned with an Indian sandstone patio and a generous amount of lawn with an abundance of mature trees and shrubbery. Steps lead to a higher-level section where the remainder of the garden is elegantly landscaped and further comprises and summer house which is currently being used as a home office. Mature hedges screen the property creating ample privacy.

Adjacent to the property, the courtyard area comprises the perfect sun catch and provides a private area to sit and a set of wooden steps also provides access to the top garden.

Services

Energy Performance Rating: D Current: 57 Potential: 68
 Council Tax Band: F
 Available download speeds of 1000 Mbps (Ultrafast) (Ofcom)
 Heating- Oil Fired
 Drainage- Septic Tank



The Situation

This desirable home is situated in the beautiful village of Stuckton, which is located in the parish of Hyde and approximately 1.2 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 larger city of Salisbury is approximately 13 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 pub 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 then left after 100 yards, onto Hyde lane. At the end of Hyde lane turn right at the T junction onto Frogham's Hill, turning right again onto Penton Hill and the property will be found on the right hand side.

Points Of Interest

Fordingbridge	1.8 miles
Foresters Arms	0.6 miles
Salisbury	12.7 miles
Ringwood	6.6 miles
Forres Sandle Manor	2.8 miles
Moyles Court School	3.4 miles

Viewing's

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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