



*Linbrook, Ringwood, Hampshire, BH24 3LD*

SPENCERS  
NEW FOREST





*A beautifully appointed country home, significantly refurbished throughout and boasting spacious open plan living accommodation including a magnificent wine cellar, set in gardens and paddocks of approximately 3.5 acres.*



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## The Property

An impressive country home set in extensive gardens of approximately 1.5 acres, located in the peaceful hamlet of Linbrook, set within the New Forest National Park, yet with convenient access to Ringwood town centre. This beautifully appointed home has been significantly refurbished throughout and boasts spacious open-plan living accommodation in addition to six bedrooms, seven quality bathroom suites and a magnificent wine cellar. The grounds comprise of a separate 2 acre paddock, gardens with a south-westerly facing raised terrace, pool, and a large detached garage complex with studio above.

- Zoned under-floor heating to the ground floor and bath- room suites, bespoke carpentry and CAT 5 cabling throughout
- Entrance Hall finished with stylish ‘Artisan of Devises’ en- caustic tiles and with Oak staircases throughout the property
- Superb, bright and spacious open-plan living accommodation
- Triple aspect Living Room featuring a stone fireplace with ‘Chesneys’ wood-burning stove and two sets of French doors opening onto the raised terrace
- Sitting/Dining Room comprising a cast-iron fireplace and handmade Oak herringbone flooring, which continues through to the Family Room
- Double aspect Family Room with French doors and a brick fireplace with ‘Chesneys’ wood-burning stove  
Stunning ‘English Revival’ kitchen/breakfast room with large format French limestone floor tiles, fitted with hand painted wooden units with granite work-surfaces over and a four-oven gas Aga. Comprising an inset ceramic sink, fivering gas hob and integrated dishwasher
- Matching island unit incorporating a breakfast bar, combination oven, electric oven and vegetable preparation sink
- Exceptional wine cellar with reclaimed farmhouse-brick walls and recessed wine racks
- Ground floor also comprising: utility/boot room; airing cupboard housing the ‘Megaflow’ hot water tank; ground floor shower room; rear conservatory overlooking the gardens
- Elegant master bedroom suite with walk-in wardrobe, dressing room and quality en-suite bathroom
- Four further double bedrooms to the first floor - the East wing featuring beautiful vaulted ceilings
- Four further first floor bath/shower rooms (three of which are en-suite), comprising ‘Burlington’ fitted suites, including freestanding baths and/or shower cubicles with rainwater showers, vanity sink units with Corian tops, chrome heated towel rails and encaustic tiling
- Second floor bedroom six with modern en-suite and kitchenette

# FLOOR PLAN

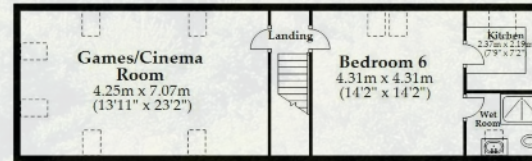
## Basement

Approx. 27.9 sq. metres (300.8 sq. feet)



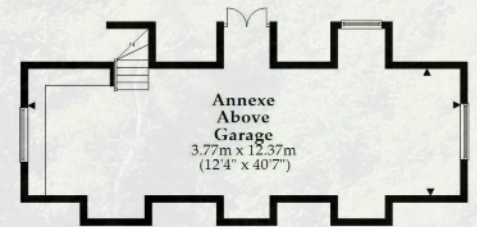
## Second Floor

Approx. 64.0 sq. metres (688.4 sq. feet)



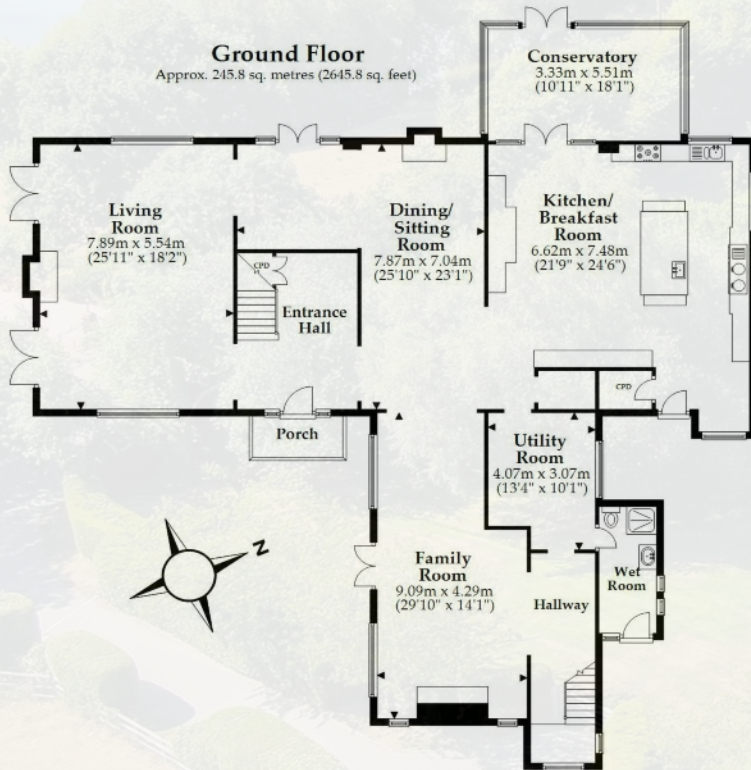
## Outbuildings

Approx. 159.6 sq. metres (1718.0 sq. feet)



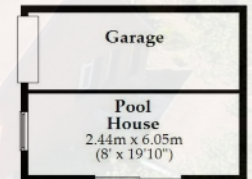
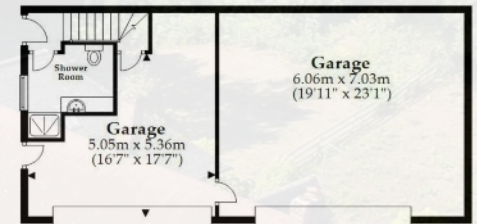
## Ground Floor

Approx. 245.8 sq. metres (2645.8 sq. feet)



## First Floor

Approx. 224.0 sq. metres (2410.9 sq. feet)



Total area: approx. 721.3 sq. metres (7764.0 sq. feet)

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









## Grounds & Gardens

The property is approached through double gates to a large drive providing parking for numerous vehicles. The large detached garage complex has twin double electric doors to two garage bays, one of which comprises a shower room (accessed externally). A staircase leads to the first floor which is currently open-plan with kitchenette area, offering tremendous potential for ancillary accommodation.

The extensive parkland style gardens are mainly lawned with a variety of large Rhododendrons and trees to the boundaries providing much privacy. Featuring a delightful raised south-westerly terrace adjacent to

the living room which is enclosed by an attractive balustrade. There is a further paved patio on the westerly side of the property, accessed from the dining/sitting room and conservatory, overlooking Linbrook lake - ideal for alfresco dining. The heated pool has a cover and is well screened, with a detached pool house positioned beyond, surrounded by a further seating patio.

Across the lane a five bar gate gives access to a level paddock, amounting to approximately two acres and enclosed by post and rail fencing.

## Points Of Interest

As the crow flies

Ringwood School and 6th Form	1.1 miles
Ringwood Town Centre	1.5 miles
David Lloyd	2.1 miles
Moors Valley Country Park	3.6 miles
Ferndown Golf Course	6.4 miles
Hurn Airport	6.6 miles
Bournemouth Hospital	8.1 miles
Mudford Quay	9.8 miles
Southampton Parkway Train Station	18.0 miles





The Alice Lisle



The New Forest



Moyles Court School

## The Local Area

The property is located in a sought after semi rural hamlet of Linbrook, within the boundary of the picturesque New Forest National Park; offering thousands of acres of heath and woodland for a variety of outdoor pursuits, particularly bike and horse riding.

There is a popular country pub and local shops and amenities nearby, with convenient access to excellent private and state schools. The ever popular market town of Ringwood is easily accessible, being just two miles away.

## Directions

From Ringwood join the A338 heading north. After a short distance turn right into Salisbury Road, then left into Northfield Road. At the end of this road turn left into Gorley Road and proceed for  $\frac{3}{4}$  of a mile towards the forest; after approximately  $\frac{1}{2}$  a mile, turn right into a tarmac drive and the property can be found further along on your left hand side.

## Services

Energy Performance Rating:

Council tax Band: H

Oil Central Heating (under-floor and radiator)

Mains Water & Electric

Private Drainage

## Important Notice

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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